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STANISLAUS COUNTY GENERAL PLAN

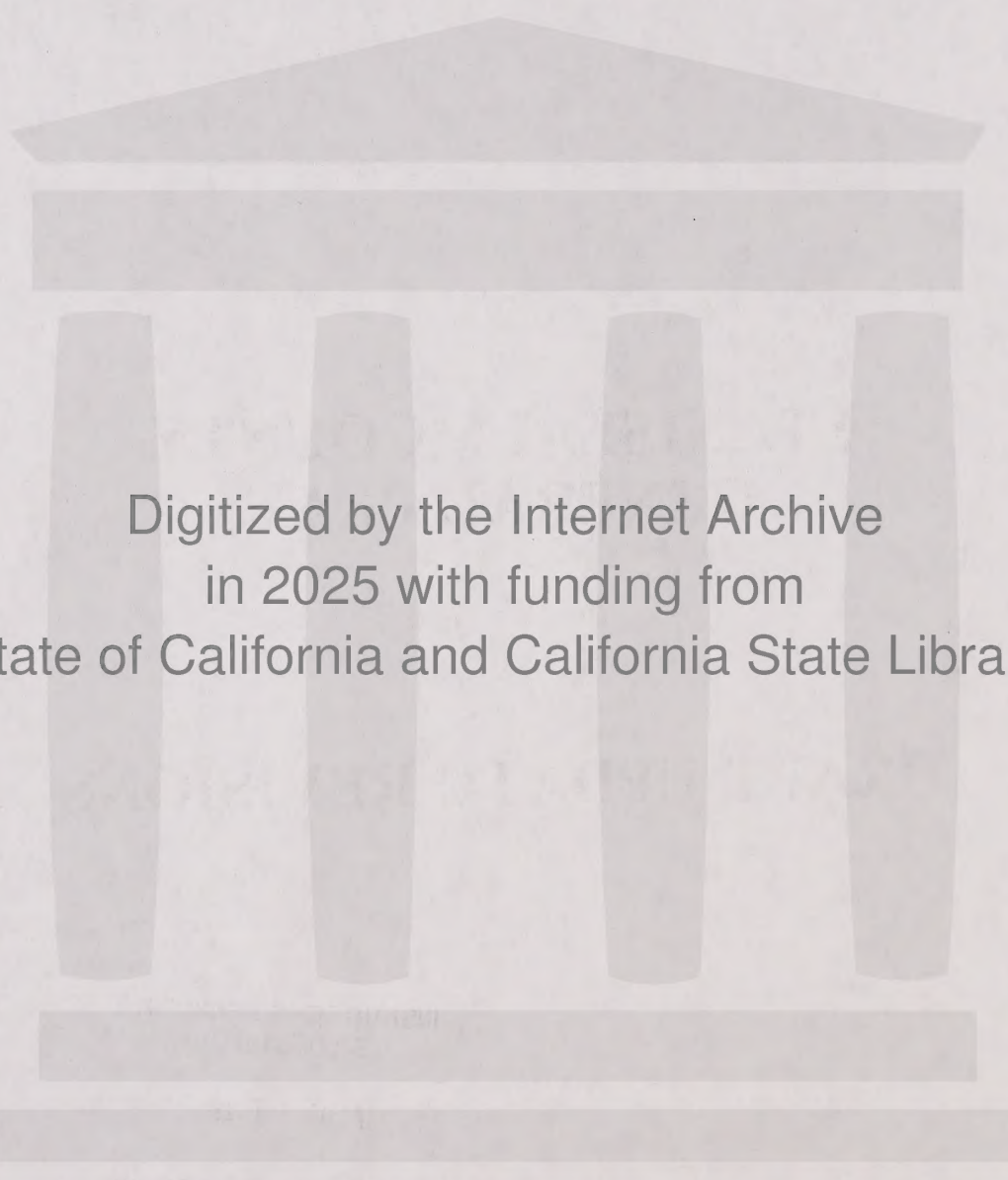
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PREFACE



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PREFACE

Section 65300 of the California Government Code states that "...each planning agency shall prepare and the legislative body of each county and city shall adopt a comprehensive, long-term general plan for the physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning...." Section 65300.5 goes on to state that "...in construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency." Section 65302 requires that "...the general plan shall consist of a statement of development policies and shall include a diagram or diagrams and text setting forth objectives, principles, standards, and plan proposals."

The general plan is to consist of seven mandatory elements and as many optional elements as the local jurisdiction deems desirable. The mandatory elements include; Land Use, Circulation, Housing, Open Space, Conservation, Safety, and Noise. Since the open space and conservation elements have overlapping requirements, they have been combined in the Stanislaus County General Plan. *The County has also adopted one optional element, the Agricultural Element.*

~~The Stanislaus County General Plan has been developed to guide future growth in the County. This includes planning for future needs while preserving important features that currently exist. In attempting to define both the needs and the features that require preservation, the Board of Supervisors appointed a committee to work with staff in guiding the development of this update. The Committee (comprised of two members of the Board of Supervisors and two members of the Planning Commission) met several times of a period of approximately four months to discuss issues facing the County and possible solutions to some of the problems identified. The result was a draft set of Goals, Policies, and Implementation Measures to guide staff in the development of this document. Following the gathering of information, staff used these goals in formulating the direction of the General Plan.~~

The ~~1986~~ **1993** Stanislaus County General Plan is *very similar* ~~considerably different~~ in format ~~to from~~ the previous plan. All the elements except the Housing Element, which was adopted in *July, 1992* ~~December, 1985~~, and has been certified as adequate by the State Department of Housing and Community Development, *and the Agricultural Element in April, 1992*, have been updated. The majority of the *Background* information is found in the publication titled "Stanislaus County General Plan - Support Documentation". ~~This information forms the basis upon which the goals, policies, and implementation measures were formed. The Stanislaus County General Plan is found in subsequent chapters of this document. For easy reference, each Element of this plan is in a separate chapter whose number matches the corresponding chapter of background information in the support document. For instance, the Circulation Element is Chapter 2 of this document with all of the reference material being located in Chapter 2A of the support document.~~

Population and Population Projections

Stanislaus County is a rapidly growing county with a 1985 1992 estimated population of almost 300,000 393,398. Since 1970 the County's population has been growing from 12 to 48 24% every five years. Most of that growth has occurred in the incorporated cities of Stanislaus County. The population in the unincorporated portion of the County has remained relatively constant. Although there has been some growth in unincorporated towns, annexation of developed areas to the cities and incorporation of the cities of Waterford and Hughson have *has offset this growth*. The following tables indicate past and projected growth in Stanislaus County.

Recent information (November, 1986) received from the State Department of Finance indicates that the total County population may be 30,000 people greater than SAAG's projections for the year 2010. The City of Patterson is projecting a population of 10,000 by the year 1990. There are not, however, any Countywide projections by City other than those used in the following tables.

Most of the cities in the County have recently proposed or are considering significant expansions of their spheres of influence. This, along with the ongoing immigration of people desiring to make their homes in Stanislaus County will likely result in continued development and increased population growth. The Stanislaus Area Association of Governments is currently estimating a year 2010 Countywide population of over 700,000 people.

Population - History & Projections

Cities	1960	1970	1975	1980	1985	1990	1995	2000	2005	2010
Ceres	4,406	6,029	9,544	13,281	16,793	26,314	23,405	26,127	28,708	31,338
Hughson	N/A	N/A	2,459	2,943	3,032	3,259	3,610	3,856	4,088	4,325
Modesto	36,585	61,712	84,168	106,602	126,353	164,730	174,461	194,215	212,943	232,028
Newman	2,148	2,505	2,544	2,785	3,411	4,151	4,132	4,416	4,686	4,960
Oakdale	4,980	6,594	7,547	8,474	9,665	11,961	11,681	12,641	13,551	14,479
Patterson	2,246	3,147	4,031	3,908	4,804	8,626	6,070	6,618	7,137	7,667
Riverbank	2,786	3,949	4,561	5,695	6,446	8,547	8,199	8,975	9,710	10,460
Turlock	9,116	13,992	18,151	26,287	32,426	42,198	45,271	50,451	55,361	60,366
Waterford	N/A	2,243	2,256	2,683	2,917	4,771	3,617	3,880	4,130	4,384
<i>Total for Cities</i>	62,267	100,171	135,261	172,658	205,847	274,557	280,446	311,179	340,314	370,007
<i>Total Unincorporated Area</i>	95,027	94,335	89,448	93,242	93,460	95,965	92,549	92,720	92,884	93,044
TOTAL COUNTY	157,294	194,506	224,709	265,900	299,307	370,522	372,995	403,899	433,198	463,051

Source: U.S. Bureau of the Census, California Department of Finance, SAAG; "Stanislaus County Predictions, April 1985"

Occupied Housing Units - History & Projections

Cities	1960	1970	1975	1980	1985	1990	1995	2000	2005	2010
Ceres	1,292	1,810	3,230	4,672	5,784	6,582	7,454	8,202	9,143	10,100
Hughson	N/A	N/A	823	949	961	1,099	1,207	1,309	1,400	1,492
Modesto	12,251	20,491	30,097	39,254	45,693	56,700	64,617	71,790	79,161	86,919
Newman	668	769	872	1,019	1,214	1,366	1,465	1,551	1,662	1,779
Oakdale	1,651	2,288	2,762	3,237	3,656	4,006	4,326	4,695	5,056	5,414
Patterson	681	939	1,213	1,278	1,467	1,896	2,058	2,194	2,387	2,588
Riverbank	783	1,189	1,405	1,773	1,938	2,137	2,538	2,966	3,194	3,418
Turlock	3,145	4,802	6,944	9,924	11,530	14,267	16,402	18,387	20,205	21,989
Waterford	N/A	713	744	935	1,020	1,183	1,265	1,338	1,424	1,517
<i>Total for Cities</i>	20,471	33,001	48,090	63,041	73,263	89,236	101,332	112,432	123,632	135,216
<i>Total Unincorporated Area</i>	27,504	29,099	29,512	31,627	30,585	31,963	32,024	32,077	32,140	32,209
TOTAL COUNTY	47,975	62,100	77,602	94,668	103,848	121,199	133,356	144,509	155,772	167,425

Source: U.S. Bureau of the Census, California Department of Finance, SAAG; "Stanislaus County Predictions, April 1985"

**Population Projections For
Unincorporated Towns**

TOWN	1980	1985	1990	1995	2000	2005	2010
Crows Landing	436	440	444	450	455	465	475
Denair	2,892	2,900	2,910	2,920	2,930	2,940	2,950
Empire	3,878	3,890	3,905	3,950	4,075	4,200	4,350
Grayson	646	650	652	655	658	661	665
Hickman	549	560	585	605	780	950	1,150
Keyes	2,486	2,490	2,500	2,550	3,150	3,750	4,350
Knights Ferry	281	285	290	294	299	304	310
La Grange	88	92	96	100	104	108	112
Salida	2,033	2,250	2,685	3,366	4,370	5,380	6,399
Valley Home	157	163	170	178	187	197	208
Westley	258	270	290	375	480	600	740
Del Rio	550	675	800	925	1,050	1,175	1,300
TOTALS:	12,254	14,665	15,327	16,368	18,538	20,730	23,009

2025 ANNUAL BUDGET
 2025 BUDGET SUMMARY

LINE	DESCRIPTION	Q1	Q2	Q3	Q4	YTD	2024 YTD	2025 YTD	2025 BUDGET	2025 VARIANCE	2025 BUDGET	2025 VARIANCE
1000	Salaries	1000	1000	1000	1000	4000	3800	4000	4000	200	4000	200
2000	Benefits	2000	2000	2000	2000	8000	7800	8000	8000	200	8000	200
3000	Travel	3000	3000	3000	3000	12000	11500	12000	12000	500	12000	500
4000	Supplies	4000	4000	4000	4000	16000	15500	16000	16000	500	16000	500
5000	Utilities	5000	5000	5000	5000	20000	19500	20000	20000	500	20000	500
6000	Insurance	6000	6000	6000	6000	24000	23500	24000	24000	500	24000	500
7000	Depreciation	7000	7000	7000	7000	28000	27500	28000	28000	500	28000	500
8000	Other	8000	8000	8000	8000	32000	31500	32000	32000	500	32000	500
9000	Total	9000	9000	9000	9000	36000	35000	36000	36000	1000	36000	1000
10000	Salaries	10000	10000	10000	10000	40000	38000	40000	40000	2000	40000	2000
11000	Benefits	11000	11000	11000	11000	44000	42000	44000	44000	2000	44000	2000
12000	Travel	12000	12000	12000	12000	48000	46000	48000	48000	2000	48000	2000
13000	Supplies	13000	13000	13000	13000	52000	50000	52000	52000	2000	52000	2000
14000	Utilities	14000	14000	14000	14000	56000	54000	56000	56000	2000	56000	2000
15000	Insurance	15000	15000	15000	15000	60000	58000	60000	60000	2000	60000	2000
16000	Depreciation	16000	16000	16000	16000	64000	62000	64000	64000	2000	64000	2000
17000	Other	17000	17000	17000	17000	68000	66000	68000	68000	2000	68000	2000
18000	Total	18000	18000	18000	18000	72000	70000	72000	72000	20000	72000	20000

LAND USE

AUTHORITY

Section 65302a of the California Government Code requires that the County adopt a "land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas. The land use element shall designate, in a land use category that provides for timber production, those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982...." Stanislaus County does not have any land which falls under the latter category.

ISSUES

Stanislaus County is an agricultural county in transition. Prior to 1960 most of the County's population lived on farms. By 1970 the incorporated population was slightly higher than the unincorporated population. In 1992 the population of the cities is nearly three times that of the unincorporated territory of the County. While the total area of the county is still predominately agricultural, the question of how much agricultural land we need verses how much urban land we need and where to locate new urban land is constantly asked. An element of this General Plan is devoted to Agriculture.

Much of the growth the County is experiencing is the result of high housing costs west of the Altamont and Pacheco Passes. Many people have chosen to live in this County and commute to jobs in the bay area. This pattern is expected to continue as cities in this County are considered "bedroom communities" of the bay area. A goal of the County is to attract business and industries to the County and reduce the adverse effects of the commuter economy.

The accelerated growth and pressures for additional growths experienced in the County over the past five years have resulted in increased cooperation between the County and other agencies in efforts to reach coordinated solutions to regional problems. This can be seen in agreements between the County and all nine cities in the County related to development in the spheres of influence of the cities. In addition, there is increasing coordination with San Joaquin and Merced Counties related to growth issues along the Interstate Five Corridor.

Growth requires enhancement of the infrastructure system and public services. The existing roadway, water, and sewer systems and landfill are not adequate to service the growth expected over the next twenty years. This is also true of public services such as schools, parks, fire, sheriff, and many other services expected by people as they move into the area. The County and local districts do not have the funds to provide these. More than ever before developers are having to finance these services in advance of development. Policies related to these issues are included in the Land Use and Circulation Elements.

Another issue related to the accelerated growth in the County has been the concurrent significant increase in housing prices. The increase has been at a far greater rate than the average increase in income for residents of the County, resulting in a lack of affordable housing. This is discussed in the Housing Element.

During the past two decades increasing laws relating to the environment have forced local jurisdictions to give careful attention to the impacts of development on the environment. Local, regional, State and Federal agencies are routinely contacted regarding the potential impacts of projects on air, water, wildlife, habitats, and noise. Policies addressing these issues are included in the Land Use, Open Space/Conservation and Noise Elements.

Finally, a basic function of County government related to the people of the County is to ensure public safety. The Safety Element outlines policies intended to protect the people of the County from a broad variety of hazards which could potentially pose a threat.

GOALS, POLICIES AND IMPLEMENTATION MEASURES

GOAL ONE

PROVIDE **FOR** DIVERSE LAND USE NEEDS BY DESIGNATING PATTERNS WHICH ARE RESPONSIVE TO THE PHYSICAL CHARACTERISTICS OF THE LAND AS WELL AS TO THE ENVIRONMENTAL, ECONOMIC AND SOCIAL CONCERNS OF THE RESIDENTS OF STANISLAUS COUNTY.

POLICY ONE

Land will be designated and zoned for agricultural, residential, commercial, and industrial, **or historical** uses when such designations are consistent with other adopted goals and policies of the general plan.

IMPLEMENTATION MEASURES

1. ~~All requests for development which require discretionary approval and include lands adjacent to or within riparian habitat shall include measures for protecting that habitat.~~

In reviewing proposals for amendments to Land Use designations the County shall evaluate how the proposal would advance the long term goals of the County.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

2. ~~Development within 100 year flood boundary shall meet the requirements of Chapter 16.40 (Flood Damage Protection) of the County Code and within the designated floodway shall obtain Reclamation Board approval.~~

The zoning district map of the county shall be reviewed to verify that no conflicts are present between the land use designations and the zone district. A report of this review shall be submitted to the Planning Commission not later than January 1, 1994.

Responsible Department: Planning Department

3. ~~Land within the Sphere of Influence of a sanitary sewer district, domestic water district, or community services district shall only be rezoned for development if the US (Urban Service) combining district is used.~~

POLICY TWO

Land designated Agriculture shall be restricted ~~so that there is no impediment to continued agricultural use of the property~~ **to uses which are compatible with agricultural practices and open space, including natural resources management, outdoor recreation and enjoyment of scenic beauty.**

IMPLEMENTATION MEASURE

1. Agricultural areas should generally be zoned for 40 to 160 acre minimum parcel sizes. Exceptions would include ~~land within a city's Sphere of Influence and land in a ranchette area so designated~~ **identified** because of significant existing parcelization of property, poor soils, location, and other factors which diminish the agricultural importance of the area.

Responsible Departments: Agricultural Commissioner, Planning Department, Planning Commission, Board of Supervisors

POLICY THREE

Land use designations shall be consistent with the criteria established in this element.

IMPLEMENTATION MEASURE

1. Requests for General Plan amendments shall be carefully reviewed for consistency with the criteria established in **DESIGNATIONS (Page ?)** for locating these designations. Applications which are inconsistent shall be denied.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY FOUR

Urban development shall be discouraged in areas with growth limiting factors such as high water table, or poor soil percolation, and prohibited in geological fault and hazard areas, flood plains, **riparian areas**, and airport hazard areas unless measures to mitigate the problems are included as part of the application.

IMPLEMENTATION MEASURES

1. All requests for development which require discretionary approval and include lands adjacent to or within riparian habitat shall include measures for protecting that habitat.

Responsible Departments: Agricultural Commissioner, Planning Department, Planning Commission, Board of Supervisors

2. Applications for development in areas with growth limiting factors such as high water table, poor soil percolation, geological fault areas, flood plains, and airport hazard areas shall include measures to mitigate the problems.

Responsible Departments: Public Works, Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

3. Development within the 100 year flood boundary shall meet the requirements of Chapter 16.40 (Flood Damage Protection) of the County Code and within the designated floodway shall obtain Reclamation Board approval.
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors
4. The County will continue to enforce the height limiting ordinance near airports.
Responsible Departments: Planning Department, Board of Supervisors
5. The County shall enforce the provisions of the Alquist-Priolo Special Study Zones Act that limits development in areas identified as having special seismic hazards. See Map 5-1 of the Support Documentation for the location of the zone.
Responsible Departments: Building Inspection, Planning Department, Public Works, Planning Commission, Board of Supervisors

POLICY FIVE

Residential densities as defined in the general plan shall be the maximum based upon environmental constraints, the availability of public services, and acceptable service levels. The densities reflected may not always be achievable and shall not be approved unless there is proper site planning and provision of suitable open space and recreational areas consistent with the supportive goals and policies of the general plan.

IMPLEMENTATION MEASURE

1. Residential development shall not be approved at the density requested if: (1) it threatens riparian habitat; (2) growth limiting factors such as high water table, poor soil percolation, geological fault areas, and airport hazard areas exist; (3) development is in a designated floodway or does not meet the requirements of Chapter 16.40 of the County Code; (4) it ~~doesn't~~ **does not** comply with the **airport** height limiting ordinance ~~around airports~~ **restrictions**; (5) there is lack of, or inadequate, sanitary sewer or public water service; or (6) environmental impacts, including traffic, cannot be mitigated.
Responsible Departments: Planning Department, Environmental Resources, Public Works, Planning Commission, Board of Supervisors

POLICY SIX

Preserve and encourage upgrading of existing unincorporated urban communities.

IMPLEMENTATION MEASURES

1. The County **in association with the Redevelopment Agency** will use redevelopment as a tool to upgrade existing urban areas that meet the requirements of the State of California redevelopment law.
Responsible Departments: Planning Department, Stanislaus County Redevelopment Agency, Planning Commission, Board of Supervisors

2. The County will apply for federal and state funds to aid in upgrading existing urban areas.
Responsible Department: Planning Department, Parks and Recreation, County Executive Office
3. ~~Specific Plans as defined in Government Code Section 65450 through 65457 shall be encouraged.~~
Land within the Sphere of Influence of a Community Service District, Sanitary District or Domestic Water District shall be rezoned for development only if the US (Urban Service) Combining District is used.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY SEVEN

Riparian habitat along the rivers and natural waterways of Stanislaus County shall to the extent possible be protected.

(Comment: Since many of the activities which affect the riparian habitat involve normal agricultural usage and are not subject to any discretionary approvals of the County, the effectiveness of this policy will be limited.)

IMPLEMENTATION MEASURE

1. All requests for development which require discretionary approval and include lands adjacent to or within riparian habitat shall include measures for protecting that habitat.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY EIGHT

The County will continue to provide proper ordinances to ensure that flood insurance can be made available to qualified property owners through the State and Federal programs.

IMPLEMENTATION MEASURE

1. Development within the 100 year flood boundary shall meet the requirements of Chapter 16.40 (Flood Damage Protection) of the County Code and within the designated floodway shall obtain Reclamation Board approval.
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

POLICY NINE

The Land Use Element shall be maintained so that it is responsive to change.

IMPLEMENTATION MEASURES

1. The Land Use Element shall be comprehensively updated as found necessary by the Board of Supervisors. Every attempt shall be made to do so at least once every 5 years.
Responsible Department: *Planning Department, Planning Commission, Board of Supervisors*
2. All of the Community Plans shall be reviewed and updated as found necessary by the Board of Supervisors. ~~The County shall attempt to conduct an initial review and update of these plans by December, 1988.~~ *No changes to these plans shall be permitted unless done in conjunction with a complete Community Plan update.*
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*
3. *An annual report shall be made to the Board of Supervisors on the status of the plan and progress in its implementation as required in Section 65400 (b) of the Government Code.*
Responsible Department: *Planning Department*

POLICY TEN

New areas for urban development (as opposed to expansion of existing areas) shall be limited to ~~areas of diminished agricultural importance.~~ *less productive agricultural areas.*

IMPLEMENTATION MEASURES

1. Requests for designation of new urban areas shall be reviewed by the County to determine ~~ensure that the land is of diminished agricultural importance.~~ *whether the land is located in a less productive agricultural area based on considerations listed in the Agricultural Element.*
Responsible Departments: *Planning Department, Agricultural Commissioner, Planning Commission, Board of Supervisors*
2. Requests for designation of new urban areas shall be accompanied by a plan and implementation methods to provide all appropriate urban services.
Responsible Departments: *Planning Department, Environmental Resources, Fire Safety, Sheriff, Parks, Library, Planning Commission, Board of Supervisors*
3. *Proposed amendments to the General Plan map that would allow the conversion of agricultural land to non-agricultural uses shall be approved only if they are consistent with the County's conversion criteria, as stated in the Agricultural Element.*
Responsible Departments: *Agricultural Commissioner, Planning Department, Planning Commission, Board of Supervisors*

GOAL TWO

TO ENSURE COMPATIBILITY BETWEEN LAND USES.

POLICY ELEVEN

Development of residential areas shall be adjacent to existing compatible unincorporated urban development ***or part of a specific plan where remote development is proposed.***

IMPLEMENTATION MEASURE

1. The criteria for location of residential areas as described in DESIGNATIONS (Page ?) shall be applied to all requests for residential designation.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY TWELVE

The expansion of urban boundaries of unincorporated communities shall attempt to minimize conflict between various land uses.

IMPLEMENTATION MEASURE

1. The County shall ensure that expansion of urban boundaries of unincorporated communities is accomplished in an orderly manner to limit the area of conflict as much as possible. ***No changes to these Plans shall be permitted unless done in conjunction with a complete community plan update.***
Responsible Departments: Planning Department, Agriculture Commissioner, Planning Commission, Board of Supervisors
2. ***Before redesignating agricultural land in the process of expanding an existing unincorporated community, the County shall require that the existing community plan be updated or, if a community plan does not already exist, that one be adopted.***
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors.
3. ***In the process of establishing a new, self-contained community, the County shall require that a specific plan be adopted before providing the redesignation of any agricultural land.***
Responsible Departments: Planning Department, Planning Commission, and Board of Supervisors.

POLICY THIRTEEN

Expansion of urban boundaries of unincorporated communities should be based on infilling and elimination of existing "islands" and should not permit leapfrog development nor create new "islands."

IMPLEMENTATION MEASURE

1. The County shall not approve applications (such as General Plan Amendments, Rezones, Tentative Maps) for expansion of urban boundaries of unincorporated communities that would create "islands" or disregard infilling.

Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

POLICY FOURTEEN

Uses shall not be permitted to intrude into an agricultural area if they are detrimental to continued agricultural usage of the surrounding area.

IMPLEMENTATION MEASURE

1. All development proposals that require discretionary action shall be carefully reviewed to ensure that approval will not adversely affect an existing agricultural area.

Responsible Departments: *Planning Department, Agriculture Commissioner, Planning Commission, Board of Supervisors*

2. *Proposed amendments to the General Plan map that would allow the conversion of agricultural land to non-agricultural uses shall be approved only if they are consistent with the County's conversion criteria, as stated in the Agricultural Element.*

Responsible Departments: *Agriculture Commissioner, Planning Department, Planning Commission, Board of Supervisors*

POLICY FIFTEEN

Uses should not be permitted to intrude into or adjacent to areas that are identified as existing and/or potential sites for solid waste facilities if such uses would not be compatible.

IMPLEMENTATION MEASURES

1. *Potential conflicts with existing solid waste facilities shall be avoided.*

Responsible Departments: *Environmental Resources, Public Works, Planning Department, Planning Commission, Board of Supervisors*

2. *When the County-wide Integrated Waste Management Plan is adopted those sites which are identified as potential solid waste facilities should be protected from land use conflicts. The State Integrated Waste Management Board requests a 1,000 foot separation from incompatible land uses.*

Responsible Departments: *Environmental Resources, Public Works, Planning Department, Planning Commission, Board of Supervisors*

GOAL THREE

FOSTER STABLE ECONOMIC GROWTH THROUGH APPROPRIATE LAND USE POLICIES.

POLICY FIFTEEN ~~SIXTEEN~~

Agriculture, as the primary industry of the County, shall be promoted and protected.

IMPLEMENTATION MEASURES

1. The County shall require a 10-acre minimum parcel size for parcels requesting inclusion in the Williamson Act.
Responsible Departments: Planning Department, Board of Supervisors
2. As land is designated to accommodate new businesses, the County shall give priority to ~~utilize lands of diminished agricultural importance.~~ **utilizing less productive agricultural areas.**
Responsible Departments: Planning Department, Agriculture Commissioner, Planning Commission, Board of Supervisors
3. Specific plans shall be encouraged when non-agricultural uses are proposed within areas designated for agriculture.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
4. The County shall ~~prepare an agriculture element~~ **continue to implement the Agricultural Element.**
Responsible Departments: Planning Department, Agriculture Commissioner, Planning Commission, Board of Supervisors
5. **Where parcels under a Williamson Act contract are divided and result in parcels of less than ten acres, a notice of non-renewal shall be filed for the contract on those parcels. This affects subdivision maps, parcel maps, and lot line adjustments.**
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY SIXTEEN ~~SEVENTEEN~~

Promote diversification and growth of the local economy.

IMPLEMENTATION MEASURES

- ~~1. The criteria described in DESIGNATIONS (Page 7) shall be applied in the siting of industries with unique requirements.~~
- ~~2. The County shall monitor the availability and development of industrial land.~~

- 3.1 Encourage the Stanislaus County Economic Development Corporation to promote Stanislaus County as a profitable location for industry.
Responsible Department: Board of Supervisors
- 4.2 The Board shall support the introduction of businesses in the County through consideration of suitable financial mechanisms such as Industrial Revenue Bonds.
Responsible Departments: Planning Department, Board of Supervisors
- 5.3 ~~Preparation of a comprehensive economic development strategy and implementation plan.~~ **Continue to implement the achievable components of the accepted Economic Strategic Plan.**
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
4. **Encourage the development of industries that will help the community reduce, recycle, and/or reuse waste that would otherwise require disposal.**
Responsible Departments: Environmental Resources, Board of Supervisors
5. **Support private recreational uses where they are not found to cause significant land use conflicts.**
Responsible Departments: Planning Department, Parks and Recreation, Planning Commission, Board of Supervisors

POLICY SEVENTEEN ~~EIGHTEEN~~

Accommodate the siting of industries with unique requirements.

~~(Comment: In 1985 two industries were interested in locating in Stanislaus County but needed 500 — 10,000 acres of industrial land. No criteria existed in the General Plan to guide either the applicants or the County in redesignating large amounts of land for industrial use.)~~

IMPLEMENTATION MEASURE

1. The criteria described in DESIGNATIONS (page ?) shall be applied in the siting of industries with unique requirements.

Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

POLICY ~~EIGHTEEN~~ NINETEEN

Nonconforming uses are an integral part of the County's economy and, as such, should be allowed to continue.

IMPLEMENTATION MEASURE

1. Maintain current Zoning Ordinance provisions (Chapter 21.80 of the County Code) which permit replacement or expansion of nonconforming uses.

Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*

POLICY NINETEEN ~~TWENTY~~

Facilitate retention and expansion of existing businesses.

IMPLEMENTATION MEASURES

1. The County shall support the Stanislaus County Economic Development Corporation's ~~Business Retention and Exemption Project~~. **Responsible Departments:** *Board of Supervisors, Planning Department*

2. The County shall investigate the use of ~~CDBG funds or other Federal and State funds and, if feasible shall apply for such funds to provide incentives for businesses to locate~~ expand or relocate in Stanislaus County.

Responsible Departments: *Planning Department, Board of Supervisors*

GOAL FOUR

ENSURE THAT AN EFFECTIVE LEVEL OF PUBLIC SERVICE IS PROVIDED IN UNINCORPORATED AREAS.

POLICY TWENTY -ONE

Three *net* acres of *developed* neighborhood parks should be provided for every 1000 residents.

IMPLEMENTATION MEASURES

1. The County shall ***should*** consider adoption of an amendment to the Subdivision Ordinance to require parkland dedication or park-in-lieu fees to be paid by subdividers and developers.

Responsible Departments: Planning Department, Parks & Recreation, Planning Commission, Board of Supervisors

2. The County Department of Parks and Recreation shall prepare and implement a plan to identify and acquire future park site locations.

Responsible Departments: Parks and Recreation, Board of Supervisors

- 2.3. ***The County shall adopt design standards for urban parks by June 30, 1994.***

Responsible Departments: Parks & Recreation, Board of Supervisors

POLICY TWENTY ONE-TWO

Sheriff and fire protection shall be provided.

IMPLEMENTATION MEASURE

1. Payment of fees by the developer to pay for the initial cost of impacts commensurate with increased demand for sheriff and fire protection shall be required.

Responsible Departments: Sheriff's Department, Fire Safety, Building Inspections, Planning Commission, Planning Department, Board of Supervisors

2. Benefit assessment *or some comparable other* districts shall be formed to pay for ongoing costs of providing appropriate services.

Responsible Departments: Public Works Department, Tax Assessor's Office, Planning Department, Planning Commission, Board of Supervisors

3. ~~Fire districts and the sheriff's department should be encouraged to request that the Board of Supervisors impose development fees to help support their services.~~ ***The sheriff should impose development fees on new development to help support their services.***

Responsible Departments: Sheriff, Board of Supervisors

4. ***The County should continue to work with fire districts to implement impact fees to help support their services.***

Responsible Departments: Fire Safety, CEO, Board of Supervisors

5. The County shall ***may*** consider use of the Mello Roos Community Facilities Act as a means of financing ongoing urban level services.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY TWENTY-TWO THREE

Future growth shall not exceed the capabilities/capacity of the provider of services such as sewer, water, fire, solid waste management, road systems, schools, etc.

IMPLEMENTATION MEASURES

1. Payment of fees commensurate with increase demand for sheriff and fire protection shall be required. Fees shall cover the initial capital costs of providing these services.
Responsible Departments: Sheriff, Fire Safety, Planning Department, Planning Commission, Board of Supervisors
2. Only development requests for which sewer service capacity *subject to the standards of Measure X* and domestic water is available shall be approved.
Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors
3. Benefit assessment *or other similar* districts shall be formed *as needed* to pay for cost of providing ongoing appropriate services.
Responsible Departments: Sheriff, Fire Safety, Library, Public Works, Parks & Recreation, Tax Assessor, Environmental Resources, Planning Department, Planning Commission, Board of Supervisors
4. Fire Districts and the Sheriff's Department should be encouraged to request that the Board of Supervisors impose development fees to help support services.
Responsible Departments: Sheriff, Fire Safety, Board of Supervisors
5. The current level of service of public agencies shall be determined and not allowed to deteriorate as a result of new development.
Responsible Departments: Sheriff, Fire Safety, Public Works, Environmental Resources, Parks & Recreation, Library, Planning Department, Planning Commission, Board of Supervisors
6. Rezoning of property for development prior to annexation to a special district that will provide urban services (i.e. sanitary sewer district, domestic water district, or community service district) shall only be approved if the US zoning district is used as a combining district.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
7. The County shall *should* consider use of Mello Roos Community Facilities Act and/or other similar financing tools to finance ongoing urban level services.
Responsible Departments: Planning Department, County Executive Office, Tax Assessor, Planning Commission, Board of Supervisors
8. Only development requests which have recognized and mitigated any solid waste handling, storage, and removal problems shall be approved.
Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

9. Only development requests which have recognized and mitigated significant impacts on school facilities ***to the extent permitted by State law*** shall be approved.
Responsible Departments: Office of Education, Planning Department, Planning Commission, Board of Supervisors

POLICY TWENTY-THREE *FOUR*

New development shall pay its fair share of the cost of cumulative impacts to the circulation system.

IMPLEMENTATION MEASURES

1. Benefit assessment ***or other similar*** districts shall be formed ***as needed*** to pay for cost of providing ongoing appropriate ***transportation*** services.
Responsible Departments: Public Works, Tax Assessor, Board of Supervisors
2. Traffic impacts shall be identified and impact mitigation fees shall be paid by the subdivider and/or developer.
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors
3. The level of service (LOS) at an intersection shall be at a "C" level minimum.
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors
4. ***The applicant for General Plan amendments shall work with the Stanislaus Area Association of Governments' Congestion Management Plan to develop a deficiency plan to mitigate traffic impacts.***
Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors

GOAL FIVE

TO COMPLEMENT THE GENERAL PLANS OF CITIES WITHIN THE COUNTY

POLICY TWENTY-FOUR *FIVE*

~~Non-residential~~ Development, other than agricultural uses and churches, which requires discretionary approval and is within the sphere of influence of cities, other than Turlock, or in areas of specific designation created by agreement (i.e. Sperry Avenue and East Las Palmas Corridors), shall not be approved unless first approved by the city within whose sphere of influence it lies or by the city for which areas of specific designation were agreed. Development requests within the spheres of influence or areas of specific designation of any incorporated city shall not be approved unless the development is consistent with agreements with the cities which are in effect at the time of project consideration. ***Such development must meet the applicable development standards of the affected city as well as with any public facility fee collection agreement in effect at the time of project consideration.***
(Comment: This policy refers to those development standards which are transferable such

as street improvement standards, landscaping, or setbacks. It does not always apply to standards that require connection to a sanitary sewer system, for example, as that is not always feasible.)

IMPLEMENTATION MEASURES

1. All **discretionary** development proposals within the sphere of influence or areas of specific designation of a city shall be referred to that city to determine whether or not the proposal **shall** be approved, **and whether it meets their development standards. If development standards of the City and County conflict, the City's standards shall govern.**
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
2. The policies described in SPHERE OF INFLUENCE for projects within a city's Sphere of Influence **or areas of specific designation** shall be followed.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
3. **County shall limit its approval of discretionary projects to agricultural uses, churches and projects recommended for approval by the City unless such projects are exempt from this implementation measure as a result of individual city/county agreements (i.e., upper McHenry Avenue, Beard Tracts Areas).**
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
4. **Discretionary projects in areas zoned other than A-2 (General Agriculture) prior to the applicable agreement with the city within whose sphere of influence area the project lies, shall not be allowed to develop consistent with the current zone classification unless they first obtain approval for the project from the city.**
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
5. **Non-discretionary projects shall be allowed to develop with existing entitlements.**
Responsible Department: Planning Department, Building Inspection Division, Public Works Department

~~POLICY TWENTY FIVE~~

~~Non-residential development which requires discretionary approval and is within the Sphere of Influence of a city must meet the applicable development standards of the affected city. (Comment: This policy refers to those development standards which are transferable such as street improvement standards, landscaping, or setbacks. It does not always apply to standards that require connection to a sanitary sewer system, for example, as that is not always feasible.)~~

IMPLEMENTATION MEASURES

- ~~1. Development proposals within the Sphere of Influence of a city shall be referred to that city to determine whether it meets their development standards. If the development standards of the city and county conflict, the city's standards shall govern.~~
- ~~2. The policies described in SPHERE OF INFLUENCE (Page 51) for projects within a city's Sphere of Influence shall be followed.~~
- ~~3. Specific Plans as defined in Government Code Sections 65450 through 65457 shall be encouraged.~~

POLICY TWENTY SIX

~~Discretionary residential development shall not be permitted within any cities' sphere of influence, prior to annexation, or areas of specific designation unless first approved by the city whose sphere of influence or areas of specific designation it lies. Development requests within the spheres of influence or areas of specific designation of any incorporated city shall not be approved unless it is consistent with agreements with the cities which are in effect at the time of project consideration.~~

IMPLEMENTATION MEASURES

- ~~1. Discretionary development proposals within the Sphere of Influence or areas of specific designation of a city shall be referred to that city to determine whether or not the proposal shall be approved.~~
- ~~2. The policies described in Sphere of Influence for projects within a city's Sphere of Influence or areas of specific designation shall be followed.~~

POLICY TWENTY-SEVEN SIX

Within the Sphere of Influence of the City of Turlock, all development shall be consistent with the Mutual Support Agreement between Stanislaus County and the City of Turlock.

IMPLEMENTATION MEASURES

1. General Plan amendments which would allow zone changes to other than A-2 (General Agriculture) shall be considered inconsistent with this General Plan.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
2. Development shall be limited to those uses allowed in the A-2 (General Agriculture) zoning district. All other uses or applications for uses not consistent with the A-2 district shall be considered inconsistent with this General Plan.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

3. Areas zoned other than A-2 (General Agriculture) prior to the agreement shall be allowed to develop consistent with the current zone classification and Turlock's General Plan.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
4. Requests for a General Plan amendment, rezoning or a specific development which is considered to be a "joint venture" as defined in the Mutual Support Agreement or subsequent agreements may be approved.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
5. All requests for development in the A-2 (General Agriculture) zone and within the Turlock Sphere of Influence, which require discretionary approval, shall be referred to the city for evaluation, comments, and recommendations.
Responsible Department: Planning Department

POLICY TWENTY EIGHT

~~Within the sphere of influence of incorporated cities, other than Turlock, all development shall be consistent with public facility fee collection agreement in effect at the time of project consideration.~~

IMPLEMENTATION MEASURES

- ~~1. County shall limit its approval of discretionary projects to agricultural uses and churches.~~
- ~~2. Discretionary projects in areas zoned other than A-2 (Exclusive Agriculture) prior to the applicable agreement with the city within whose sphere the area lies, shall not be allowed to develop consistent with the current zone classification unless they first get approval for the project from the city.~~
- ~~3. Non discretionary projects shall be allowed to develop consistent with existing entitlements.~~

DESIGNATIONS

The following land use designations shall be used in the unincorporated area of the County. They are intended to further the Land Use Element goals and policies. If any of these designations falls within the Sphere of Influence of a sanitary sewer district, domestic water district, or community services district that provides services to an unincorporated town, it will be necessary to ~~check~~ **consult the COMMUNITY PLANS section** which addresses the Community Plans to determine if any modification of the designation applies. For areas within such a Sphere of Influence, the Community Plans indicate the proposed future General Plan designations.

State of California requirements for the Land Use Element state the General Plan should designate general distribution and location of land for various kinds of uses. Most of these, such as housing, industry and agriculture are identifiable by the obvious nature of their specific designations. There are, however, certain kinds of uses which are not so obvious. These uses are education, public buildings and grounds, and solid and liquid waste disposal facilities. In addition, the Land Use Element must identify areas which are subject to flooding. Information follows regarding specific land uses and areas which are subject to flooding.

ESTATE RESIDENTIAL

Intent. The intent of the estate residential designation is to satisfy the desires of people who wish to live on a relatively small parcel in a rural setting and are willing to accept less than the full range of urban services. It should be applied only to land which is beyond the projected ultimate (or 20 year) service area of a city or special district which provides urban services and which is outside the adopted Sphere of Influence for a community.

Zoning. The R-A (Rural Residential) zone is appropriate within this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. Building intensity *normally* is zero to ~~two~~ **one** dwelling units per three acres. ***Building intensity may increase to two dwellings per three acres for properties with temporary mobile homes as allowed by zoning regulations.*** Population density averages approximately one to two persons per acre.

Appropriate Locations. The Estate Residential designation is appropriate in areas beyond the Sphere of Influence of a city (or special district which provides urban services) which is of diminished agricultural importance but capable of supporting rural residential development. Among the factors to be considered in making this determination are: (1) existing and potential agricultural suitability (availability of irrigation facilities, crop history and potential); (2) surrounding land use (impacts caused by possible intrusion of rural residential uses and non-agricultural uses); (3) septic tank suitability (Environmental Resources standards for minimum area requirements and potential impacts of a concentration of septic tanks); (4) surrounding parcel size (conformity to adjacent parcel sizes); (5) soil type (soil grade and storic rating); (6) public road access (length of necessary accesses, condition of existing public roads and future plans for both public roads and private access roads as determined by the Department of Public Works); (7) aesthetic characteristics (removal of natural vegetation, impairment of scenic view, introduction of uses or structures not in the same character as the surrounding area); and (8) anticipated environmental impact (removal -of habitat for a rare or endangered plant or animal, removal of riparian areas and impacts on natural resources).

LOW DENSITY RESIDENTIAL

Intent. The intent of this designation is to provide appropriate locations and adequate areas for of single-family detached homes, in either conventional or clustered configurations. Single-family detached dwellings are the predominant housing type in areas so designated, and would remain so under this designation. Semi-detached dwellings and manufactured housing would be consistent with this designation.

Zoning. R-A (Rural Residential) and R-1 (Single-Family Residential) zones are appropriate within this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. The use of the US (Urban Service) combining district in conjunction with any of the above zones would be appropriate for areas adjacent to unincorporated towns so that annexation to and service from the adjoining sanitary sewer district or community services district is required prior to development. Residential building intensity when served by a community services district or sanitary sewer district and public water district is zero to eight units per net acre. Building intensity for areas not served by public water and sewer service is zero to two units per net acre. Population density ranges from zero to 25 persons per net acre in areas served by public water and sewer and zero to six persons per net acre in other areas. Small second units, as permitted by State Law may increase both the building intensity and the population density to a limited degree within this designation.

Appropriate Locations. The Low Density Residential designation is appropriate in established residential areas characterized by single family dwellings. It would also be appropriate in areas: (a) designated by the Board of Supervisors for ranchettes of 1/2 to 1 acre in size if the area is of diminished agricultural importance but capable of supporting rural residential development based on the eight factors to be considered in locating "Estate Residential" land; or (b) adjacent to unincorporated towns which can serve the development after annexation to and service by a sanitary district or community services district.

MEDIUM DENSITY RESIDENTIAL

Intent. The intent of this designation is to provide appropriate locations for single and multiple family units, primarily in semi-detached or clustered arrangements. Typical housing types would be single family detached manufactured houses, duplexes, triplexes and low-mass multi-family units (townhouses and garden apartments). All lands within this designation shall be within the boundaries of a community services district, sanitary district or similar public district which provides urban services except where such designation existed at the time of adoption of this plan.

Zoning. The R-2 (Duplex Residential) zone is appropriate within this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. PD zoning which allows sewage generated on site to be metered into the disposal system during non-peak hours are encouraged in communities with limited system capacity. Residential building intensity varies from zero to 14 units per net acre. Population density ranges from zero to 45 persons per net acre.

Appropriate Locations. The Medium Density Residential designation would be appropriate in areas adjacent to unincorporated towns where the Board of Supervisors has determined, pursuant to a community plan, that medium density residential use is needed. These areas will be developed only after annexation to and service by a sanitary district or community services district.

MEDIUM HIGH DENSITY RESIDENTIAL

Intent. The intent of this designation is to provide appropriate locations for housing types including duplexes, triplexes, fourplexes, and apartment buildings. This designation shall be within the boundaries of a community services district, sanitary district or similar public district which provides urban services.

Zoning. The R-3 (Multiple-Family Residential) zone is appropriate within this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. PD zoning which allows sewage generated on site to be metered into the disposal system during non-peak hours is encouraged in communities with limited system capacity. Residential building intensity varies from zero to 25 units per net acre. Population density ranges from zero to 85 persons per net acre.

Appropriate Locations. The Medium High Density Residential designation is appropriate in established residential areas characterized by duplexes, triplexes, fourplexes, and apartment buildings. It would also be appropriate in areas adjacent to unincorporated towns where the Board of Supervisors has determined, pursuant to a community plan, that medium high density residential use is needed. These areas will be developed only after annexation to and service by a sanitary district or community services district.

COMMERCIAL

Intent. The intent of this designation is to indicate areas best suited for various forms of light or heavy commercial uses, including, but not limited to, retail, service and wholesaling operations. The County has one designation to correspond to the various commercial zoning districts. This designation is intended for lands which demonstrate a valid supportive relationship to other existing or projected urban development.

Zoning. C-1 (Neighborhood Commercial), C-2 (General Commercial), and H-1 (Highway Frontage Commercial) zones shall be considered consistent with this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. The building intensity shall be determined by Zoning Ordinance development standards for setback, landscaping, height, parking and other requirements except that residential building intensity shall not exceed 25 units per net acre. In no case shall buildings exceed 75 feet in height nor shall they cover so much of the lot that insufficient area remains for parking, landscaping, etc. In commercial zones which allow dwelling units, population density can range from zero to 85 persons per net acre.

Appropriate Locations. The Commercial designation is appropriate in areas already committed to commercial use. In unincorporated towns this designation is appropriate for Central Business Districts and other areas within the sanitary sewer or community services district in sufficient amount to serve the needs of the community. Areas adjacent to community services district may also be appropriate if the US (Urban Service) combining zone is utilized.

INDUSTRIAL

Intent. The intent of this designation is to indicate areas for various forms of light or heavy industrial uses, including, but not limited to, manufacturing and warehousing. Generally, the Industrial designation shall be used in areas where public sewer and water is available or where the restrictions of the Planned Industrial designation is inappropriate. The Planned Industrial designation shall be used instead of the Industrial designation unless (a) the property to be designated is intended for a single-use applicant not permitted in the Planned Industrial designation and needing a very large site (see discussion under **DESIGNATING NEW INDUSTRIAL AREAS (Page ?)**) or, (b) the property is adjacent to an existing industrial area which is reaching capacity and whose services can be extended to serve the expansion.

Zoning. The LM (Limited Industrial), M (Industrial) and PI (Planned Industrial) zones shall be consistent with this designation. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. Building intensity is governed by the fact that the Zoning Ordinance prohibits more than 75% coverage of the property by buildings. Buildings for human occupancy shall not exceed 75 feet in height. Population density is almost nonexistent as only one residential unit per parcel is allowed and then only if it is secondary to the industrial use of the property.

Existing Locations. Nearly all existing industrial areas are within or adjacent to the Sphere of Influence of a City or special district which serves an unincorporated town. Only one industrial area (on the northwest corner of Claribel and the Oakdale/Waterford Highway) is removed from an established urban area. Although new areas to be designated industrial should be chosen based on the criteria discussed in the following section (**DESIGNATING NEW INDUSTRIAL AREAS**), the following areas already are established and shall remain as being appropriate.

The cities/towns of Crows Landing, Denair, Riverbank, Turlock and Westley have industrial areas along railroads which parallel their boundaries. Keyes, Modesto, and Turlock have industrial areas along Highway 99. Oakdale has industrial land around the Hershey plant south of town and near Riverbank's is the Norris Industries Plant. Newman has one parcel on the south side of Inyo, east of the city limits designated Industrial and as is Salida's southeast corner of Kiernan Avenue and Sisk Roads in Salida is also designated Industrial. There are several industrial areas in the Modesto area including:

(a) the Beard Tract on the south side of Yosemite Boulevard; (b) south 7th Street between Hatch Road and the Tuolumne River; (c) the east side of Crows Landing Road on both sides of Whitmore Avenue; and (d) a portion of the North Modesto Industrial Park on the south side of Kiernan Avenue, west of McHenry.

Designating New Industrial Areas. The amount of land designated as Industrial in the County has changed very little in the past 10 years, decreasing slightly during a five year period from 1979 to 1984 by about 6.9%. Most of this decrease has been through annexation to cities. Although a great deal of land is still available for industrial development, more than 70% is located in the Beard Tract.

The criteria listed below shall be used in evaluating potential areas, both for general Industrial designation and for designating sites for industries that need very large sites. There are few industries with the need for extremely large parcels but they do exist. It is not practical to designate a large industrial area because a large amount of land might lay idle for an extended

period of time. If an industry requiring a large site approaches the County or if more industrial sites are needed, the following criteria shall be used in determining whether or not a site is suitable for being designated Industrial:

- a. **Access.** The proposed site should have adequate access to handle the type and quantity of traffic associated with industrial uses without impacting existing facilities. This shall usually mean that the area will be located on a major road at a minimum, with location on a State highway preferred.
- b. **Sewage disposal.** Public sanitary sewer service should be available and a written commitment for service received. (Lands suitable for industrial development but without public sanitary sewer service should more appropriately be designated Planned Industrial.)
- c. **Water.** An adequate supply of potable water should be available for industrial usage including water needed for fire suppression. Generally this will require a public water supply in order to meet fire flow standards.
- d. **Infrastructure.** other utilities (such as natural gas, electricity) shall be reasonably available to the site as might be required by the proposed uses.
- e. **Topography.** The site is physically suitable for industrial development.
- f. **Williamson Act and other constraints to development.** The site should be free from constraints such as valid Williamson Act Contracts that would inhibit rezoning and development of the area.
- g. **Conflicts.** The proposed site development shall not cause land use conflicts with surrounding properties. From this viewpoint, expansion of existing areas is more desirable than designating totally new areas.
- h. **City General Plan Land Use Designation.** Any new areas proposed for industrial designation shall not be inconsistent with the General Plan of any City in whose Sphere of Influence they lie.

PLANNED INDUSTRIAL

Intent. The intent of this designation is to Provide locations for light industrial development. Such locations may be so designated on the initiative of the County or may be requested by a property owner or group of property owners. The Planned Industrial designation shall be preferred to the Industrial designation as it allows more control of development to ensure that impacts on adjoining properties are reduced. it shall be used largely in areas without public sewer and/or water service but shall only be used if it is practical, both physically and financially to provide sewage disposal and water service as needed by the proposed development.

Zoning. Building intensity will be determined by the County on an individual basis, depending upon the nature and location of the proposed planned development. However, no buildings shall cumulatively occupy more than 70% of the area of any parcel. Population density is

almost nonexistent as only one residential unit per parcel is allowed if it is secondary to the industrial use of the property. The A-2 (Exclusive Agriculture), PI (Planned Industrial), PD (25), PD (30), PD (43), PD (44), PD (77), PD (88), and PD (126) zones shall be consistent with this designation.

Annexation. Areas designated Planned Industrial on the General Plan and rezoned for development which are located within the adopted Sphere of Influence of a city shall include the requirement that an agreement be signed in a form satisfactory to the City Attorney of the affected city and Stanislaus County Counsel guaranteeing that the property on which the planned industrial designation is applicable will be annexed to the affected city upon demand by the city and with the approval of the Stanislaus County Board of Supervisors.

Appropriate Locations. Appropriate locations for the Planned Industrial designation shall be based on the same criteria as used for designating new Industrial areas. The Planned Industrial designation shall be more appropriate than Industrial in locations with limited or no sanitary sewer capacity or in other locations where restricting the permitted uses is desirable. ~~Based on these criteria, the following two areas have been designated Planned Industrial.~~

- ~~a. 282.42 acres on the east side of Highway 99 between the Hammett Road and Pelandale Avenue interchanges, and~~
- ~~b. 183.31 acres on the south side of Kiernan Avenue, west of McHenry Avenue.~~

INDUSTRIAL TRANSITION

Intent. This designation is intended for lands within spheres of influence which for the most part are not zoned or developed for industrial usage, but lie in the path of a valid expansion of a contiguous industrial area. Land falling within this designation may continue to be zoned and used for non-industrial purposes pending demand for such industrial expansion. Rezoning for industrial usage should not be approved for less than an entire block or an area adjacent to an existing industrial zone and must be based on evidence of industrial development capability and a program for adequate relocation of any persons to be ultimately displaced.

Zoning. Property within this designation shall retain its present zoning until such time as conversion to Industrial is desirable. At such time as a General Plan Amendment to Industrial is processed, property will then be rezoned to be consistent with the Industrial General Plan designation. Population density and building intensity within the Industrial Transition areas shall correspond to that of the General Plan designation which most closely matches the zoning of the property in question.

Appropriate Locations. The Industrial Transition designation is appropriate in areas within the Sphere of Influence of a city or town which lie in the path of an expanding industrial area.

AGRICULTURE

Intent. The major portion of Stanislaus County is productive and potentially productive agricultural land. These lands are of economic importance not only to Stanislaus County, but to the state and nation as well, as evidenced by the fact that Stanislaus County ranks very high nationally in production of agricultural commodities.

This designation recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas. It is intended for areas of land which are presently or potentially desirable for agricultural usage. These are typically areas which possess characteristics with respect to location, topography, parcel size, soil classification, water availability and adjacent usage which, in proper combination, provide a favorable agricultural environment. This designation establishes agriculture as the primary use in land so designated, but allows dwelling units, limited agriculturally related commercial services, agriculturally related light industrial uses, and other uses which by their unique nature are not compatible with urban uses, provided they do not conflict with the primary use. The agricultural designation is also consistent with areas the overall General Plan has identified as suitable for open space or recreational use and for ranchettes.

Zoning. This designation is consistent with an A-2 (General Agriculture) zoning district. PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity of this designation. Residential building intensity ranges from zero to two dwellings per 40 acres in the A-2-40 zone and up to one dwelling per three acres in A-2-3. Appropriate intensities would correspond for any land zoned A-2-5, A-2-10, A-2-20, A-2-160 or any other agricultural zoning designation. Building intensity for agricultural buildings is virtually unlimited provided setbacks as listed in the A-2 zoning district are maintained. Based on a 1980 county-wide census figure of 2.77 persons per unit, population density is low, less than one person per acre even in the A-2-3 zone, and much lower than that in A-2-10 or A-2-40 zones. The Planned Development (PD) zone may also be consistent with this designation when it is used for agriculturally related uses or for uses of demonstrably unique character.

Appropriate Locations. The Agriculture designation is appropriate in areas where the agricultural land is productive or potentially productive. It is also appropriate in areas identified as suitable for open space, recreation uses or ranchette uses such as the Valley Home, Orange Blossom, South Ceres, South Turlock, and Oakdale/Riverbank areas.

URBAN TRANSITION

Intent. The purpose of the Urban Transition designation is to ensure that land remains in agricultural usage until urban development consistent with a city's (or unincorporated community's) general plan designation is approved. Generally, urban development will only occur upon annexation to a city but such development may be appropriate prior to annexation provided the development is not inconsistent with the land use designation of the General Plan of the affected city. If this is to occur, a change in the General Plan designation consistent with the adopted goals and policies to some other land use designation shall be required.

Zoning. Until Urban Transition lands within a Sphere of Influence are annexed, they should be zoned Exclusive Agriculture (A-2). PD (Planned Development) zoning may also be appropriate provided the development does not exceed the established building intensity for this designation. Building intensity and population density will be the same as under the Agricultural designation.

Appropriate Locations. The Urban Transition designation is appropriate for undeveloped land located within the **LAFCO** established Sphere of Influence of a city or town.

PLANNED DEVELOPMENT

Intent. The Planned Development designation is intended for land which, because of demonstrably unique characteristics, may be suitable for a variety of uses without detrimental effects on other property.

Zoning. Land within a Planned Development designation should be zoned A-2 (Exclusive Agriculture) until development occurs through Planned Development zoning. A PD (Planned Development) zone (which, with the A-2 zone, are the only zoning districts consistent with this designation) is applied through application and submission of specific development plans. Building intensity and population density would be determined by the County on an individual basis, depending upon the nature and location of the proposed planned development.

Appropriate Locations. The Zoning Ordinance indicates that all applications for planned development should be consistent with the General Plan. The following are considered to be valid uses of the planned development designation consistent with the intent of this element.

- a. Application for uses of unique character (not otherwise allowed as proposed in other zoning districts) for which findings can be made as to the appropriateness of the location and the absence of detrimental effect to the surrounding area.
- b. Applications falling within an area designated by this element as a Planned Development area, subject to those resolutions within the appendix of this element that define special policy for planned development uses in the following area:
 - (1) Upper McHenry Avenue, Resolution No. 87-01 (See Appendix 1-1).
 - (2) East F Street, Highway 108/120, Oakdale, Resolution No. 87-02 (See Appendix 1-2).
 - (3) Freeway Interchange and Frontage Roads adjacent to major highways and freeways, Resolution No. 87-03 (See Appendix 1-3).

HIGHWAY COMMERCIAL PLANNED DEVELOPMENT

Intent. This designation is intended for land located at freeway interchanges where it is necessary to provide services to highway travelers.

Zoning. Land within this designation shall be zoned for Exclusive Agriculture (A-2) until rezoned to Planned Development (PD). Population density and building intensity will be determined on a case by case basis.

Uses within this designation shall be limited to the following as principle uses:

Truck Stops
Restaurants
Motels
Service Stations

Overnight R.V. Camping
Fruit Stands

The following uses may be permitted, but only when accessory to the uses listed above:

Towing Service
Minor Emergency Automobile Repair Convenience Market
Wine Tasting

Appropriate Locations. The Highway Commercial Planned Development designation is appropriate only for parcels adjacent to a freeway interchange. No property shall be designated Highway Commercial Planned Development and rezoned PD unless findings are made that the change will not be detrimental to the agricultural value of the surrounding property and that the subject property is of diminished agricultural importance.

HISTORICAL

Intent. The Historical designation is intended to preserve areas of local, regional, state or national historical significance. Historical areas should be protected by zoning controls emphasizing the need for new development (or rehabilitation) to be compatible with the historic nature of the area. When an unincorporated community plan has been adopted for a designated historic area, guidelines for development shall be followed as established within that plan. Development standards which are applicable elsewhere should be waived if such waiver is consistent with the intent of the Historical designation and does not endanger the public health, safety or welfare.

Zoning. This designation shall be considered to be consistent with the County H-S (Historical Site) zoning district. Due to the unique nature of this kind of designation population density and building intensity for any new projects must be reviewed on an individual basis. For residential uses, however, building intensity should normally be from one to seven units per net acre with a population density of two to 25 persons per net acre. For other uses, building intensity should be consistent with existing development in the area.

Appropriate Locations. The Historical designation is intended for areas which are of local, regional, state or national historical significance.

MINERAL RESOURCES

Intent. *The Mineral Resources designation is intended to preserve deposits of minerals that have been identified by the state as being of regional or statewide significance. Development of land covered by this designation will be restricted to those sorts of development that would not interfere with the ultimate excavation of the minerals identified by the state as being on the site.*

Zoning. *Land with this designation shall be zoned for General Agriculture (A-2) or for a Planned Development (PD) that would not interfere with the ultimate excavation of the minerals from the site. Population densities would be consistent with the population stated under Agriculture.*

Appropriate Locations. *The Mineral Resources designation will be located where the California Mining and Geology Board identifies land as having a mineral deposit of statewide or regional significance. This will typically be near to the major rivers and streams in the county, but may include areas some distance from rivers (e.g., the Vemallis area) which are found to have significant mineral deposits.*

SPECIFIC PLAN

Intent. A specific plan is a detailed plan for a specific area of the County. it is guided by and must conform to the General Plan, but its scale permits a relatively detailed level of examination and planning not normally possible in the general plan.

A specific plan is appropriate where major new development or redevelopment is envisioned as spelled out in the Stanislaus County Specific Plan Guidelines. This designation may serve as either an overlay to other General Plan designations, or in the case of more complex and/or larger projects it may stand as a separate designation.

Zoning. Land in a district designated "specific plan" in the General Plan shall be zone S-P for development under an approved specific plan, or it may be an overlay zone used in conjunction with other zoning designations. Population density and building intensity standards for different portions of the S-P district shall be determined by the specific plan approved by the County, as determined on an individual case basis; except where it is used as an overlay in which case density and intensity shall not exceed that allowed in the underlying designations.

Appropriate Locations. The specific plan designation is to be used for areas where it is anticipated that a specific plan will be adopted immediately following the General Plan redesignation. The specific plan designation is appropriate for areas which exhibit the following characteristics:

- 1 . Rapidly urbanizing areas with significant new demand for public facilities and services; such a site should be at least 100 acres.
2. Unique physical conditions (including unusual natural resources to be conserved).
3. Complex mixture of uses proposed.
4. Multiple ownership in complex developing area.
5. Need to revitalize a marginal or deteriorated area.
6. Large industrial and/or commercial complexes.
7. Very large single-ownership land developments where a significant new community is to be developed in a presently non-urban area.
8. Special study areas.

The Director of Planning shall determine when a given project will require that a specific plan be prepared.

EDUCATIONAL FACILITIES

~~School facilities are provided by thirty-six school districts in the County. For a list of the elementary, high school and special school districts along with their individual schools located within the unincorporated area of the County, see Appendix 1-4.~~

~~Within the past few years several districts have been significantly impacted by residential growth causing overcrowded conditions. Only four of the school districts have indicated that they are not experiencing overcrowded conditions or feel the need for expansion (Paradise School District, Chatom School District, La Grange School District, and Hickman School District). Three school districts have indicated adequate facilities at this time but plan to expand within the next five years (Patterson, Ceres, and Newman/Crows Landing). Nine school districts have expressed inadequate facilities at this time and the need to expand within the next five years. Several schools are already adding portable classrooms to their existing facilities until they can obtain the funds and sites to build new schools.~~

~~Several of the school district already own potential vacant school sites or have room to expand their facilities.~~

~~Knights Ferry School District presently has State approval to add an additional 3,600 square feet to its existing school site. Roberts Ferry School District is also seeking State funds to double the size of their existing school. Denair Unified School District will be adding five portable classroom buildings in the fall of 1986 and anticipate within five years to build a new school on its high school site. Modesto City School District, Riverbank School District, Salida School District, Turlock School District and the Empire School District already own land that may be appropriate for new school sites. However, Empire and Salida School Districts are looking for possible school sites to purchase which may better serve the growth areas. Ceres Unified School District is anticipating locating two sites, one west of State Highway 99 and the other east of Boothe Road.~~

~~There is also a junior college district, a California State University and a special education district in the County. The Yosemite Community College District supports Modesto Junior College. There are two campuses comprising the college. Modesto Junior College West is located on Blue Gumm Avenue and the main campus is located on College Avenue, both within the city limits of Modesto. California State University, Stanislaus is located on West Monte Vista Avenue in Turlock.~~

~~The John F. Kennedy Special Education Center provides a complete range of classes and services for the trainable mentally retarded, developmentally handicapped, and multi-handicapped students aged birth to 22 years. The center also provides vocational training and parent counseling.~~

School facilities are provided by 36 school districts in the County. For a list of the elementary, high school, and special school districts along with their individual schools located within the unincorporated area of the County, see Appendix 1-4.

Within the past few years several districts have been significantly impacted by residential growth causing overcrowded conditions. Only four of the school districts have indicated that they are not experiencing overcrowded conditions or feel the need for expansion (Paradise School District, Chatom School District, La Grange School District, and Hickman School District). Three school districts have indicated adequate facilities at this time, but plan to expand within the next five years (Patterson, Ceres, and Newman/Crows Landing). Nine school districts have expressed inadequate facilities at this time and the need to expand within the next five years. Several schools are already adding portable classrooms to their existing facilities until they can obtain the funds and sites to build new schools.

Several of the school districts already own potential vacant school sites or have room to expand their facilities.

Most school districts in Stanislaus County are experiencing growth and many have added new facilities, are completing construction of new facilities, or are studying the possibility of adding or replacing facilities within the next five years. Denair Unified School District continues to study the feasibility of building a new school on its property. Modesto City Schools and Turlock Unified have completed construction of a high school and junior high school respectively, both of which opened in the fall of 1992. Sylvan Union has begun construction of a new elementary school, Modesto City opened Hanshaw Middle School in 1991, and the Stanislaus County Office of Education will open the John B. Allard Alternative Education Center in Turlock in the fall of 1992.

Examples of remodeling, renovation and additions of relocatables which have taken place are the La Grange School District, Denair Unified School District, Empire School District, and at the John F. Kennedy Special Education Site (SCOE).

There are also in the County a junior college district, a California State University and the Stanislaus County Office of Education which operates specialized schools for special education, alternative education and an outdoor education center. The Yosemite Community College District supports Modesto Junior College. There are two campuses comprising the college. Modesto Junior College West is located on Blue Gum Avenue and the main campus is located on College Avenue, both within the city limits of Modesto. California State University, Stanislaus is located on West Monte Vista Avenue in Turlock.

The John F. Kennedy Special Education Center provides a complete range of classes and services for the trainable mentally retarded, developmentally handicapped, and multi-handicapped students, aged birth to 22 years. The center also provides vocational training and parent counseling.

Alternative Education provides education for students grades 7-12 in the Modesto Community School, Turlock Community School, Juvenile Hall and through independent study programs.

California State Law requires that the Land Use Element of the General Plan address criteria for locating various land uses, including school facilities. Stanislaus County has chosen to meet these requirements through the use permit process. Virtually all of the County zoning designations, including residential and agricultural zones, allow schools. This method requires a public hearing to be conducted prior to approval unless the school district chooses to ignore these regulations. According to State Law, the school district may vote (2/3 vote required) to ignore County zoning regulations (Government Code Section 53094). ***This procedure is routinely used by Districts in this County. The result being that public schools are rarely, if ever, actually subject to the use permit process.*** ~~The permit process allows specific review of the relationships between the proposed uses and those that currently, or which in the future can be expected to surround them. It also allows the County to review the project as it relates to the objectives of this plan. Sites identified on a city's general plan as being appropriate for schools, when within Urban Transition, shall be considered consistent with the plan.~~

In evaluating sites for the location of schools, the County shall consider factors including, but not necessarily limited to, the following:

- a. **Surrounding land uses (both existing and planned).** Existing and future land uses should be consistent with the proposed school facility. Schools shall be located in areas convenient to the people to be served.
- b. **Traffic impacts and public road access.** Proposed school facilities shall not cause significant impacts that cannot be mitigated. School facilities shall be located on collector streets and should not be located on major streets.
- c. **Public safety.** Proposed school facilities shall be located to provide the maximum degree of public safety. They should not be located adjacent to high traffic generating activities.
- d. **Parcel size.** School facilities should be located in areas which are of diminished agricultural importance due to small parcel sizes unless location in other areas is necessary in order to most efficiently serve the public. The typical parcel size for school sites is approximately 10 acres for elementary schools and ~~20-30~~ **40** acres for high schools.
- e. **Impacts on agriculture.** School facilities shall be located to avoid impacts on adjoining agricultural uses. For the most parts they should be located within cities or in the Urban Transition area that a city will someday annex.
- f. **Noise, dust, and vibration.** The proposed school facility shall not cause an unreasonable amount of noise or dust and should not be located in areas where it would be impacted by the same

AB 2926 (Sterling) took effect on January 1, 1987. This ~~allows bill permits~~ school districts to impose fees of up to ~~\$1.50~~ **\$1.68** per square foot **in 1992** for all covered or enclosed residential construction. It intended to alleviate impacts due to school overcrowding. ***Effective January 1, 1993 SB 1287 allows districts to collect an additional \$1.00 per square foot above the \$1.68.***

PUBLIC BUILDINGS AND GROUNDS

With the exception of schools as discussed in the preceding section, most public buildings (such as the courthouse, County administration building, city halls, etc.) are located within the limits of incorporated cities. There is, however, much public land in the unincorporated part of the County. Most of this land is used for parks or preserved as open space. The locations of these lands can be found on map 3-12 of the Conservation/Open Space Element.

This map also indicates lands owned by the United States Government which are used as open space. In addition to land used for open space, the United States Government owns the Crows Landing Naval Air Station near the town of Crows Landing. ***(This facility is scheduled to become a NASA facility in mid-1993, when the Navy abandons it.)*** Land owned by the State of California is used largely for open space (both existing and future parks) and as right-of-way reserved for the future construction or expansion of roads.

In addition to identifying existing public buildings and grounds, the land use element is required to designate "the proposed general distribution and general location and extent of the uses of land for . . . public buildings and grounds" Stanislaus County has chosen to permit public buildings and grounds in virtually all of the various zoning districts. Generally, a use permit is required which allows public review of the request and allows Planning Commission review to ensure suitable locations. This method recognizes the diversity of the areas the plan covers, ranging from residential and commercial neighborhoods to farm and industrial lands. It also recognizes that such facilities could include a variety of uses such as hospitals, office buildings, fire stations, and airports. The permit process allows specific review of the relationships between the proposed uses and those that surround them either currently or in the future. It also allows the County to review the project as it relates to the objectives of this plan. Sites identified on city general plans as being appropriate for public facilities, when within Urban Transition shall be considered consistent with this plan. In some instances, the State or Federal law preempts local control and requirements. Therefore, review is only effective when the agency cooperates.

In evaluating the consistency of a public facility, the County shall consider factors including, but not necessarily limited to, the following:

- a. **Surrounding land uses (both existing and planned).** Existing and future land uses should be consistent with the proposed public facility. The facility shall be located in an area that is convenient to the users of the facility.
- b. **Traffic Impacts and public road access.** The proposed facility shall not cause significant traffic impacts that cannot be mitigated. In the case of public facilities for open space (wildlife areas, etc.), it is important that traffic not be allowed to impact the open space area.
- c. **Noise, dust and vibration.** The proposed facility shall not cause an unreasonable amount of noise, dust or vibration and should not be located in areas where it would be impacted by the same.
- d. **Public safety.** Proposed public facilities shall be located to provide the maximum degree of public safety.

- e. **Soil types.** Public facilities shall be located as much as possible on poorer soils unless such location is clearly not practical.
- f. **Parcel size.** Public facilities should be located in areas which are of diminished agricultural importance due to small parcel sizes unless location in another area is necessary due to specialized requirements of the facility.
- g. **Impacts on agriculture.** Facilities shall be located to avoid impacts on adjoining agricultural uses.

~~It is anticipated that developments in the future will result in the need for additional, major development of public facilities. Discussions statewide of such issues as the need for additional correctional facilities and the potential designation of San Joaquin County as the site for the SSC (Superconducting super collider) may someday affect Stanislaus County. If public facilities are needed on a significant scale to accommodate such uses, the above criteria shall still apply. Facilities that could be built to accommodate the needs of the SSC would be most appropriate near Woodward Reservoir in this County as it is the closest to the proposed site, has adequate access, is on land of poorer soils, and has sufficient land that is not bound by the Williamson Act.~~

LIQUID AND SOLID WASTE DISPOSAL FACILITIES

~~Solid Waste. Disposal of solid waste is an ongoing area of concern. Continued growth within both the unincorporated area of Stanislaus County and the various cities, produces an ever increasing amount of solid waste. The County encourages recycling and is exploring new alternative technology, such as waste to energy, but the need for landfills for solid waste disposals will remain in the foreseeable future.~~

~~The County Solid Waste Management Plan serves to identify future needs and offer alternative solutions. The plan is reviewed and updated every three years in response to changing needs. At this time there are three operating landfills. Two are County operated and one is private. All are located in areas zoned for agriculture. One is the County's Geer Road Landfill, on Geer Road south of Yosemite Boulevard, east of Modesto. It serves most of the eastern and central portions of the County, and is nearing its capacity. The other County facility is on Fink Road, west of Interstate 5. It is a small operation serving mainly the communities west of the San Joaquin River. The County has approved expansion of the Fink Road facility as a replacement for Geer Road. This will necessitate transporting waste material a greater distance for disposal.~~

~~The only private landfill in the County is located in the south side of Hatch Road, west of Carpenter Road, southwest of Modesto. It was established by use permit, in the mid 1960's. Continued operation will depend upon the effects it has on the local environment. Due to possible impacts of groundwater and violation of the use permit conditions, this landfill was closed to the general public early in 1985. However, it still accepts garbage from the owner's collection franchise.~~

~~It appears that Stanislaus County will be actively involved with solid waste disposal for quite some time to come. New landfill facilities will need to be provided. In choosing sites for these, careful consideration must be given to the full range of potential environmental~~

~~impacts. In general terms, landfills should be in locations where the possibility of affecting other property is kept to a minimum. State standards for the siting of landfills also address this issue. County zoning regulations permit landfills only in the A-2 (Exclusive Agriculture), PD (Planned Development) and M (Industrial) zoning districts. In all three districts public hearings are required in order to approve the project, thereby assuring proper opportunities for complete review. Landfills should be located only in areas designated Agriculture or Industrial and where there are no pre-existing land uses which would be adversely impacted by the facility.~~

~~The County will ensure that no new uses which conflict with the landfills are permitted adjacent to such sites. While pre-existing uses must be recognized, new residential developments, for example should be strongly discouraged. This policy protects the landfill operator as well as surrounding properties. The A-2 zoning designation allows residences, one on parcels less than 20 acres in area, and two on parcels of 20 acres or greater. With future landfills restricted generally planned for agriculture, the numbers of persons potentially affected will be minimized. Recently, at least one State law has been proposed that would prohibit residential development near a landfill. Although it failed to pass, the Legislature will be likely to continue pursuit of this issue.~~

~~Garbage transfer stations are becoming an important link in the solid waste disposal process. Unlike landfills, however, these can be constructed and operated only with minimal impacts on surrounding properties. They will be considered appropriate, therefore, in areas designated industrial or commercial on the Land Use Element. The property must have M (Industrial), C-2 (General Commercial), or PD (Planned Development) zoning. There is presently one transfer station operating in the unincorporated area of the County. This is the Modesto Disposal Company facility, zoned PD, on the north side of Hatch Road, west of Carpenter Road, just across from the privately owned landfill.~~

~~With the closing of the Geer Road Landfill and with increased collection costs it is highly likely that additional transfer stations will be proposed. The "Solid Waste Management Plan" adopted in April 1986 includes four areas designated as "tentative transfer station location areas". These areas are designated by vary large circles (20-40 square miles in area). Two of these areas are centered on the cities of Hughson and Oakdale. One area is northeast of Modesto and one is in the southern part of Modesto and Ceres areas. While we have no problems with these general areas, site specific designations must await individual proposals and evaluation of impacts.~~

~~In June, 1986 the Board of Supervisors approved a permit to allow construction of waste-to-energy plant on a portion of the Fink Road Landfill site. Operation of the plant will reduce the amount of existing municipal solid waste requiring landfilling by approximately 80 percent. This waste will be converted by incineration to electricity and sold to PG&E. The electricity produced will be sufficient to serve the needs of 29,000 homes each year.~~

Solid Waste. With the passage of the California Integrated Waste Management Act of 1989 (AB 939), all counties and cities are mandated to provide fully Integrated systems to deal with their solid waste. The law requires all communities to reduce the amount of solid waste that goes to disposal by 25% by 1995. That mandate increases to a 50% reduction in the year 2000. The county is required to produce a comprehensive planning and implementation document, the County-wide Integrated Waste Management Plan (CIWMP), to guide the county and the incorporated cities in every detail of their solid waste management activities.

The CIWMP provides the direction and establishes goals so the entire community will be assured adequate, long-term disposal capacity. The law requires the local jurisdictions to prioritize their waste management systems by utilizing the following hierarchy:

**SOURCE REDUCTION
RECYCLING AND COMPOSTING
ENVIRONMENTALLY SAFE TRANSFORMATION AND LANDFILLING**

To enable the county to meet state mandates, the community must have systems and facilities that are not only used for disposal, but also are capable of diverting significant portions of our waste from either landfilling or transformation (waste-to-energy).

Current status: There are eight (8) permitted "Solid Waste Facilities;" within Stanislaus County.

Fink Road Landfill - This facility has a Class III fill operation for general refuse and a Class II monofill that is used exclusively for ash residual from the waste-to-energy facility. The facility is owned and operated by Stanislaus County.

Geer Road Landfill - This facility is not actively receiving waste and is going through extensive state mandated closure/post-closure activities. The facility is owned by Stanislaus County and the City of Modesto. Stanislaus County is performing the closure activities.

Bonzi Landfill - This facility is a Class III landfill that is currently permitted to receive specified inert wastes. The facility is owned and operated by a private company.

Stanislaus Resource Recovery Facility - This is an 800 ton per day, mass-burn, waste-to-energy facility. Electricity is generated and sold to a public utility to offset the cost of the plant construction, operation and maintenance. The facility is owned and operated by a private company.

Modesto Disposal Service Transfer Station/Resource Recovery Facility - This is a large volume transfer station permitted to receive general waste and recyclables from residential, commercial and industrial sources. The facility is owned and operated by a private company.

Turlock Transfer - This is a large volume transfer station permitted to receive general waste and recyclables from residential, commercial and industrial sources. The facility is owned and operated by a private company and is the only facility that is inside an incorporated city (Turlock).

Bertolotti Transfer and Recycling Center - This is a large volume transfer station permitted to receive general waste and recyclables from residential, commercial and industrial sources. The facility is owned and operated by a private company.

Gilton Resource Recovery/Transfer Facility - This is a large volume transfer station permitted to receive general waste and recyclables from residential, commercial and industrial sources. The facility is owned and operated by a private company.

A majority of the collection and removal of garbage and refuse in the county is performed by franchised and permitted waste haulers. Private individuals can utilize any of the facilities

except the Geer Road Landfill, which is closed, and the waste-to-energy facility, which restricts access to non-permitted haulers.

Recovery of recyclable and reusable materials takes place at each of the transfer stations. In addition, all of the franchised refuse haulers in the county operate systems for the curbside collection of recyclables on their residential routes.

Future perspective: Stanislaus County will continue to take a very active role in all aspects of solid waste management. Medium and long range plans will incorporate both future landfill capacity and diversion facilities. Projects like composting operations and material recovery facilities need to be planned for and encouraged. Facilities and projects that deal with the diversion of special wastes (food processing residue, demolition/construction waste, inert wastes, tires, de-watered sewage sludge and household hazardous wastes) must be continued and expanded as needed.

It is imperative that both existing and potential disposal and diversion facilities be protected, thereby assuring proper opportunities for their continued use, expansion or development. The County will ensure that no new uses that conflict with solid waste facilities are permitted next to, or near, such sites.

Responsible Departments: *Environmental Resources, Board of Supervisors*

Liquid Waste. Liquid waste facilities (sewer plants) are located throughout the County. Each of the incorporated cities has their own facilities as do the unincorporated communities of Grayson and Salida. The Stanislaus County Housing Authority owns the system which serves Westley. The towns of Keyes and Denair use Turlock's facilities and Empire uses Modesto's. Nearly all of the city's facilities are within the limits which they serve (6 of 9) although all but one of these facilities are surrounded on at least three sides by County land (See Appendix I-6). Riverbank's plant is in San Joaquin County. Modesto's plant is partly inside the City and partly outside. Only Waterford's facilities are located totally in the County. In addition to incorporated towns, the systems which serve Grayson, Salida, and Westley are located in the County.

Liquid waste facilities are permitted only in the A-2 (General Agriculture), PD (Planned Development) and M (Industrial) zoning districts. In all three districts, public hearings are required in order to approve the project, thereby assuring proper opportunities for complete review.

Responsible Departments: *Environmental Resources, Planning Department, Planning Commission, Board of Supervisors*

AREAS SUBJECT TO FLOODING

There are a number of areas within Stanislaus County which are subject to periodic flooding. They are located along the natural watercourses. These include the County's three major rivers: the Stanislaus, the Tuolumne and the San Joaquin. Several creeks are subject to flooding as well: Salado, Del Puerto and Orestimba west of the San Joaquin River; and Dry Creek, Little John Creek, *and Sand Creek* on the east side of the County. The Farmington Flood Control Basin located on Little John Creek in the northeasterly part of Stanislaus County floods periodically in order to protect lands downstream. *In addition, all of the creeks flowing out of the Diablo Mountains should be considered potentially flood prone.*

The County has recognized the need to plan and protect its residents as much as possible from flooding hazards. It has adopted a Flood Damage Protection Ordinance. It makes reference to the flood hazard areas which have been identified by the Federal Insurance Administration. The County has adopted that agency's Flood Insurance Rate Maps (FIRM) and has adopted specific regulations pertaining to building activities within those areas. Detailed maps are available in the County Department of Public Works, Building Inspection Division. The subject of flooding is discussed extensively in the Safety Element.

Responsible Departments: Public Works, Building Inspections

SPHERE OF INFLUENCE

BACKGROUND

In 1973, Stanislaus County adopted a new General Plan concept called Urban Transition. This designation was placed on property outside the city limits but within the city's general plan boundary. One of the reasons for development of this designation was ongoing conflicts between the County and the cities. The County routinely approved development of land within a city's general plan boundary without regard to consistency with the city's Plans. This caused a variety of problems for a city. First, although rare, development sometimes occurred which was not acceptable to the city, therefore, no attempt was made to annex the property resulting in islands of unincorporated area within a city. Second, if the County permitted urban development within the County, there was no incentive for the property owner to annex. This often prevented annexation. Third, even if the city wanted to annex the property and the property owner agreed, the development seldom met city standards with respect to street improvements, landscaping, signage, etc. At this point there was no recourse for the city to upgrade the requirements.

With the adoption of the Urban Transition designation, development in most instances was required to annex before approval. Development which was allowed by ordinance without annexation was referred to the appropriate city for comment. The intent of the referral was to gain city input on whether or not a proposal was consistent with the city's plans and, if so, did the proposed development standards equal what the city would require if development were to occur in the city.

Originally, referrals were only made if the General Plan designation was Urban Transition although the Urban Transition area is only a portion of the area within a city's General Plan boundary. Gradually, referrals were made of all applications within a city's General Plan Boundary regardless of whether or not the property was designated urban transition.

In late 1984, the Local Agency Formation Commission (LAFCO) adopted spheres of influence for each city as required by State Law. These spheres are "a plan for the probable ultimate physical boundaries and service area of a local agency". (Section 56425 of the California Government Code). Since a Sphere of Influence is usually the general plan boundary of a city, the term more accurately describes the area in which referrals have been made.

POLICY

Whenever an application is to be considered which includes property within the Sphere of Influence of a city or special district (sewer, water, community services) or areas of specific designation created by agreement between County and City, the following procedures should be followed:

- 1. Development, other than agricultural uses and churches, which requires discretionary approval from incorporated cities, other than Turlock, shall be referred to that city for preliminary approval. The project shall not be approved by the county unless written communication is received from the city memorializing their approval. If approved by the city, the city should specify what conditions are necessary to insure that development will comply with city development standards. Requested conditions for such things as sewer service in an area where none is available shall not be imposed. Approval from a city does not preclude the county decision making body from exercising discretion and it may either approve or deny the project.***
- 2. Agricultural uses and churches which require discretionary approval should be referred to that city for comment. The County Planning Commission and Board of Supervisors shall consider the responses of the cities in the permit process. If the County finds that a project is inconsistent with the city's general plan designation, it shall not be approved. Agricultural use and churches shall not be considered inconsistent if the only inconsistency is with a statement that a development within the urban transition area or Sphere of Influence shall be discouraged (or similar sweeping statement). The city shall be asked to respond to the following questions:***
 - (a) Is the proposed project inconsistent¹ with the land use designation on the city's general plan? If so, please include a copy of the map (or that portion which includes the subject property) and the text describing uses permitted for the general plan designation. All findings of inconsistency must include supporting documentation.***
 - (b) If the project is approved, specifically what type of conditions would be necessary to insure the development will comply with city development standards such as street improvements, setbacks and landscaping?***

In the case of a proposed project within the Sphere of Influence of a sanitary sewer district, domestic water district or community services district, the proposal shall be forwarded to the district board for comment regarding the ability of the district to provide services. If the district serves an unincorporated town with a Municipal Advisory Council (MAC), the proposal shall also be referred to the MAC for comment.

¹The question is specifically phrased to ask if a proposed project is inconsistent with the General Plan designation. This is intended to (a) encourage a city to specifically designate all land within its Sphere of Influence if it wants to oppose development proposals within the Sphere, and (b) to assure that tangible proof is submitted if denial is requested. This will eliminate the County's dilemma of trying to prove something is consistent with an inadequate General Plan.

COMMUNITY PLANS

Stanislaus County has adopted Community Plans for most of the unincorporated towns in the County. These plans outline the future growth pattern of the town. Each plan is used in conjunction with the General Plan to indicate whether the Urban Transition area will be residential, commercial, industrial, etc. Any requests for rezoning of property designated Urban Transition on the General Plan must be consistent with the proposed use category on the Community Plan.

In order to develop land within the sphere of influence which is designated Urban Transition on the Land Use Element of the Stanislaus County General Plan, the developer must request a general plan amendment, rezoning, and submit a tentative map. The latter is only required if development of the property is dependent on approval of a tentative map. The combining "Urban Service (US)" zone shall be used for all such rezoning. Use of this zone will require that the property annex to the appropriate service district (sanitary, water, or community services) prior to development while still requiring that the underlying zone be consistent with the General Plan designation.

CROWS LANDING

It is not anticipated that Crows Landing will experience significant growth in the coming years. Constraints with the existing water systems, lack of sanitary sewer, and existing Williamson Act contracts will keep its growth to a minimum. Projected 2010 population is only 475 compared to the 1980 population of 436. It is anticipated that this growth will be due to infilling rather than community expansion. The Community Plan shown on Map 1A-1 reflects this expectation.

DEL RIO COMMUNITY PLAN

~~It is not anticipated that Del Rio will experience any significant growth for three reasons: (1) the entire area is ringed by rich agricultural land; (2) limited amount of community services; and (3) community resistance to additional growth. It is a policy that residential density be limited to 20,000 square foot lots, or equivalent density for cluster development.~~

In 1992 the County approved a major expansion of the Del Rio Community Plan, extending the Community south to Ladd Road and from Carver Road east to McHenry. The two-tiered plan requires that a detailed Specific Plan be completed prior to any development in the undeveloped Tier Two area, which lies south of the current developed area of Del Rio. (The Del Rio Community Plan is available as a separate document).

DENAIR COMMUNITY PLAN

Population growth in Denair has been retarded due to the capacity of the sewer interceptor between Denair and Turlock. Capacity has been reached and to expand the line would be costly. However, the Denair Community Services District is presently pursuing means to finance a second parallel interceptor. If this is successful, sufficient capacity will exist to accommodate the projected 2010 population of 5377.

HICKMAN COMMUNITY PLAN

Significant population growth is not anticipated in Hickman. Presently, the service area is ~~fully~~ ***mostly*** developed and there has been ~~no~~ ***little*** demand for expansion. ***Some growth is expected in existing lots, but there are a limited number of vacant lots which front on county roads.***

KEYES COMMUNITY PLAN

With only about 21 to 26 acres of additional sewer capacity, not all of the land designated for residential use can be developed. Development of only two large parcels could cause the sewer system to reach capacity. However, we believe that a surplus of developable land is appropriate, for several reasons. First, not all land will develop. Some of these parcels will remain unchanged. One, in fact, is under a Williamson Land Conservation Act contract, and cannot be developed for at least ten years. Second, to designate only 21 to 26 acres would commit all the capacity to only a few properties, creating an unfair advantage for those owners. It will also prevent others who are perhaps desirous of immediate development from doing so, by committing the capacity to land which may never be developed.

Since the Keyes Community Plan was adopted in 1987 a new force main has been constructed to deliver the Keyes Community Services District Sewer District Sewer to the sewer plant in Turlock. The construction of the new main line gave the Community Service District some additional sewer capacity and greater ability to monitor the capacity of their system. Since 1987 there have been four subdivisions approved in the community. This has consumed most, if not all, of the available sewer capacity of the district.

The Planned Development designation on the Keyes Community Plan is a key element of the plan. It is used for land which is ultimately suitable for commercial or light industrial development, excluding any uses which the County determines use substantial amounts of water or generate significant sewage flow. The plan encourages connection to public water supply but allows use of septic sewage disposal systems, provided that all such proposals comply with all requirements of the County Department of Environmental Resources. The policy will allow commercial and industrial uses to develop in a safe manner, and will not use sewer system capacity.

This Planned Development designation recognizes that some proposed uses in the PD area could conceivably be connected to the sewage system without adversely affecting the overall capacity. Such uses could generate very limited amounts of sewage, or could be designed to pump into the system at nonpeak hours. Such uses proposing to connect to the sewer system can be permitted provided they satisfy the Board of Supervisors, the Keyes Community Services District and the County Department of Environmental Resources, and that they will not adversely effect the ability of the sewer system to serve residential areas.

While acknowledging the existence of mobile home parks and other residences within the PD area, new residential developments will not be considered consistent with this designation. The Planned Development areas are so located as to allow a wide range of commercial and industrial uses which may not be appropriate in the town proper, adjacent to residential uses. The requirement that all uses be developed as a PD rezoning will allow the County to minimize land use conflicts, both within the Planned Development area and adjacent to it. This twofold purpose is important to protect residents of mobile home parks within the area as well as adjacent residences.

The Planned Development area is extensive, stretching from just south of Redwood Road, east of Highway 99 at the north, southward between Faith Home Road and the Southern Pacific Railroad to Berry Seed and Feed west of Highway 99 to the new Keyes Road overpass to the south, extending from one end of the new road alignment to the other.

The north area is located both inside and outside the ultimate boundaries of the Community Services District. There are already two properties zoned PD within the area, and several other properties with commercial uses on them. This designation acknowledges those uses, and allows new uses to be established following a case by case review.

The remaining area designated Planned Development is within the ultimate Community Services District Boundary. Individual PD requests will be reviewed for possible impacts on the surrounding area. Where possible, the PD will contain development standards to mitigate these impacts. Land designated Planned Development will be zoned A-2 (Exclusive Agriculture) until a PD rezone is approved.

KNIGHT'S FERRY COMMUNITY PLAN

It is not anticipated that Knight's Ferry will experience significant growth in the coming years. Lack of sanitary sewer, existing Williamson Act contracts to the north, the Stanislaus River on the south and the community's desire to retain its historical character will keep its growth to a minimum. Projected 2010 population is only 300 compared to the 1980 population of 281. In the event that development is proposed within the historical community of Knight's Ferry, it must comply with the building standards in Appendix 1-2 of the Support Documentation.

LA GRANGE COMMUNITY PLAN

It is not anticipated that La Grange will experience any significant growth in the coming years. The present water system is lacking in the ability to serve additional customers, consequently, until the system is upgraded and expanded, future growth is seriously retarded. This is evident in the population projection for the year 2010 of 112 as compared to the 1980 population of 88. In the event that development is proposed within the historical community of La Grange, Appendix 1-2 of the Support Documentation should be consulted for building exterior design standards.

SALIDA COMMUNITY PLAN

This land use plan reflects both existing land use patterns and gathered information to guide future land use decisions. In formulating this plan, it was apparent that a substantial portion of the community had already developed in a way which has produced few areas of potential land use conflicts. The designations included within this plan are intended to, whenever possible, mitigate those impacts, or prevent them from occurring in the future. This will, hopefully, result in an attractive and efficient pattern of living and working areas. ***In the event that development is proposed within the redevelopment area of Salida, Appendix 1-3 of the Support Documentation should be consulted for development standards.***

WESTLEY COMMUNITY PLAN

Westley could experience significant growth in the coming years. Projected population within the Community Services District by the year 2010 is 740. The sewage treatment facility can serve an approximate capacity of 1115. However, until a public water system is available, growth will be kept to a minimum. Existing Williamson Act contracts will restrict the expansion of the current district boundary.

CIRCULATION

BACKGROUND

The Circulation Element of the General Plan identifies goals, policies and implementation measures that would ensure compatibility between infrastructure and transportation modes. The information gathered that gives rise to this element is provided in Chapter 2 of the "Stanislaus County General Plan - Support Documentation."

Stanislaus County has more than 1,600 miles of roads within the unincorporated area. These roads provide access to individual parcels and serve as major corridors between urban areas. Stanislaus County is fortunate in not having the traffic congestion familiar to densely urbanized areas. The low-density, suburban development that characterizes the region is favorable to vehicular traffic. However, at the same time that low-density development effectively disperses traffic over a large land area, it also virtually dictates that the automobile be the major transportation mode. The mobility of those without automobiles is effectively restrained. The lower the residential density, the less likelihood that public transit systems can be supported. This element recognizes that the auto is and will be in the future the overwhelming transportation choice for most of the populace.

CLASSIFICATIONS

Following is the index of road classifications used in the unincorporated portion of Stanislaus County.

- A. Highway/Freeway. The function of highways is to provide for mobility. They have no direct land service function. Access is restricted to streets via interchanges, and generally to primary arterials only. Highways serve through-traffic with long trip lengths. Highways may be used in urban areas for local circulation. Highway traffic in urban areas peak during to and from work commute hours. Continuous movement, with opposing traffic separated by medians, or barriers allows traffic on highways to move at higher speeds.
- B. Expressway. Expressways are facilities that provide for through-traffic movement with limited direct access to abutting property. Expressways service a similar function to that of highways - the fast and safe movement of people in an urban setting. ***Expressways are designed for four to six lanes of through traffic with not less than 110 feet of right-of-way width.***
- C. Major. Major streets have a primary function of moving traffic but, unlike expressways, they have a secondary function of land access. ~~Major streets are generally two-lane streets (ultimately four-lane) constructed on rights-of-way of 80-100 feet.~~ ***Major streets are generally two-lane streets (ultimately four or six-lane) constructed on rights-of-way of 80-110 feet.***
- D. Collector. Collectors serve a dual function by providing both land access and mobility. Trips made on collectors are usually of medium length. Collectors serve as transition facilities, providing a medium level of traffic service between high and low-level systems. Most are two-lane roads with 60'-90' rights-of-way. In addition, streets not shown on the General Plan or as an adopted Official Plan Line, which will serve more than fifty *urban dwelling* units when the neighborhood is fully developed, shall be considered as collector streets. ***In some instances, project design features may dictate that a street serving as few as twenty urban dwelling units may be deemed a collector. This determination will be made by the Department of Public Works.***
- E. Local. Local streets and roads serve as land access facilities. These facilities provide direct access to adjacent development. Trip lengths are normally short, and traffic volumes are usually small. Local streets are two-lane streets with 50-foot or 60-foot rights-of-ways. Urban streets serving fifty or less dwelling units when the neighborhood is fully developed shall be considered as local streets ***unless otherwise designated by the Department of Public Works.*** Unless a Subdivision Ordinance exception is granted, no existing or proposed local street shall be altered in such a way that would create a dead-end street longer than 500 feet.
- F. Minor. This classification includes cul-de-sac and dead-end streets with 50 feet of right-of-way and no longer than 500 feet.

- G. ***Private.*** *This classification includes agricultural access easements and is primarily included to conform to the State-mandated standards for private access roads in the State Responsibility Area as designated by the California Department of Forestry and Fire Protection. New roads under this category shall not exceed a 12% slope nor be less than 30 feet in width. It also includes roads developed in urban planned developments which are access to parcels in the development, but are not County maintained. These shall be constructed to the same standards as if they were County maintained.*

GOALS, POLICIES AND IMPLEMENTATION MEASURES

Based upon the information presented in Chapter 2 of the Stanislaus County General Plan - Support Documentation ***and the Stanislaus County Congestion Management Plan***, the following goals, policies and implementation measures are that part of the Circulation Element which will guide development in Stanislaus County.

GOAL ONE

PROVIDE A SYSTEM OF STREETS AND ROADS THROUGHOUT THE COUNTY WHICH REFLECT LAND USE NEEDS.

POLICY ONE

Development will be permitted only when facilities for circulation exist, or will exist as part of the development, to adequately handle increased traffic.

IMPLEMENTATION MEASURES

1. Future road and street rights-of-ways shall be protected from development through the adoption and implementation of official plan lines where necessary. Official Plan Lines are used when it is undesirable or impractical to widen a road by requiring legal dedication on both sides of the existing center line.
Responsible Departments: Public Works, Board of Supervisors
2. Dedication and improvement of right-of-way to conform to the adopted plan line or ultimate right-of-way line shall be required as a condition of development. Generally, this is accomplished through ~~Zoning Ordinance~~ and Subdivision Ordinance, or Building Code requirements ***or the Roadway Dedication Code.***
Responsible Departments: Public Works, Planning Commission, Board of Supervisors
3. Traffic control devices (e.g., traffic signals,), shall be utilized to control the flow of traffic and minimize delays.
Responsible Departments: Public Works, Planning Commission, Board of Supervisors

4. Developers will pay cost of new roads and streets necessary to serve the development and pay costs to mitigate impacts to the existing roads and streets caused by the development.
Responsible Departments: Public Works, Planning Commission, Board of Supervisors
5. **Private roads in areas of the County protected by the California Department of Forestry and Fire Protection shall be designed consistent with the standards of that agency, the local fire protection district and the Department of Public Works.**
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

POLICY TWO

Circulation systems shall be designed to promote safety and minimize traffic congestion.

IMPLEMENTATION MEASURES

1. Review circulation systems of development proposals to ensure no adverse effects to adjoining land.
Responsible Department: Public Works
2. Traffic control devices (e.g., traffic signals) shall be utilized to control the flow of traffic and minimize delays.
Responsible Department: Public Works
3. The level of service (LOS) at an intersection shall be at a "C" level or better. (See Figure 1, page 88).
Responsible Department: Public Works
4. **Private roads in areas of the County protected by the California Department of Forestry and Fire Protection shall be designed consistent with the standards of that agency, the local fire protection district and the Department of Public Works.**
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors
5. **Access to expressways should be limited to one-half mile intervals where possible.**
Responsible Department: Public Works
6. **The County shall evaluate the existing circulation system and recommend amendments not later than July 30, 1995.**
Responsible Department: Public Works
7. **The County shall meet with the staff of the nine cities in the county to establish more coordinated standards for and routes of collectors, majors and expressways which cross jurisdictional lines.**
Responsible Department: Public Works

POLICY THREE

The County's Capital Improvement Program shall be consistent with the General Plan. Section 65103(c) of the California Government Code states that the Capital Improvement Program shall be periodically reviewed. This review is to ensure that improvements are coordinated with land use policies which are stated in the General Plan.

IMPLEMENTATION MEASURE

1. The CIP shall be reviewed annually by the Planning Commission for conformity with the General Plan.
Responsible Departments: *Public Works, County Executive Office, Planning Commission*
2. ***The Public Works Department shall prepare and present a report about Public Works projects in the County at least once a year, consistent with Section 65401 of the Government Code.***
Responsible Department: *Public Works*

POLICY FOUR

A circulation system shall be developed that provides for streets in all classifications (freeway, **expressway**, major, collector, local, minor and private) as necessary to provide access to all parts of the County based on the anticipated land use.

IMPLEMENTATION MEASURES

1. The County will require that newly created parcels will either have frontage on a County maintained road or access will be provided as required by County Code.
Responsible Departments: *Planning Department, Planning Commission, Board of Supervisors*
2. ~~All roads which intersect freeways shall be designated as collector or major streets.~~

Streets and roads which serve more than fifty dwelling units when the neighborhood is fully developed, shall be considered as collectors. In most rural instances, a minimum of 60 feet of right-of-way is obtained, thereby assuring that full collector width is available when needed.
Responsible Departments: *Public Works, Planning Commission, Board of Supervisors*
3. ***The county will implement the Stanislaus Area Association of Government's Congestion Management Plan, including requiring traffic analysis for proposed General Plan Amendments. The County will also comply with the Congestion Management annual reporting requirements.***
Responsible Departments: *Planning Department, Public Works, Planning Commission, Board of Supervisors*

4. ***The County will cooperate with SAAG in the preparation of an Expressway Study. The goal of this study is to develop a system of expressways, to allow more efficient movement of traffic in the County.***

Responsible Departments: Public Works, Board of Supervisors

POLICY FIVE

Transportation requirements of commercial and industrial development shall be considered in all planning, design, construction, and improvements.

IMPLEMENTATION MEASURES

1. Dedication and improvement of right-of-way to conform to the Official Plan Line or ultimate right-of-way line shall be required as a condition of development.
Responsible Department: Public Works
2. Traffic control devices (e.g., traffic signals) shall be utilized to control the flow of traffic and minimize delays.
Responsible Department: Public Works
3. Streets in industrial and commercial zones shall be designed to accommodate truck traffic. The minimum roadway in a commercial zone shall be a 60' collector and a 70' minor industrial shall be the minimum required width in an industrial zone.
Responsible Department: Public Works
4. Developers will pay cost of new roads and streets necessary to serve the development and pay costs to mitigate impacts to the existing roads and streets caused by the development.
Responsible Department: Public Works, Planning Department, Planning Commission, Board of Supervisors
5. Specific plans as defined in Government Code Section 65450 through 65457 shall be encouraged.
Responsible Department: Planning Department
6. ***Commercial developments catering to travelers on Highway 99, Interstate 5 or other routes carrying substantial truck traffic shall include truck parking in their parking plans. (i.e., the Zoning Ordinance for Commercial and Planned Development districts shall be updated by June 30, 1994, to require truck parking).***
Responsible Departments: Planning, Public Works, Planning Commission, Board of Supervisors

GOAL TWO

SUPPORT A BROAD RANGE OF TRANSPORTATION MODES.

POLICY SIX

Bikeways and pedestrian paths shall be routed to provide reasonable access from residential areas to major bicycle and pedestrian traffic generators such as schools, recreation facilities, centers of employment, and shopping areas.

IMPLEMENTATION MEASURE

1. Bikeways and pedestrian paths shall be considered when constructing or improving the road and street system within a sphere of influence.
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

POLICY SEVEN

The Airport Land Use Commission Plan shall be updated, maintained, and enforced.

IMPLEMENTATION MEASURE

1. Developments within areas protected by the Airport Land Use Commission Plan shall only be approved if they meet the requirements of that Plan.
Responsible Departments: Planning, Airport Land Use Commission
2. ***Rezones and General Plan Amendments within the areas protected by the Airport land Use Commission Plan shall be reviewed by the Airport Land Use Commission. If that commission disapproves of the proposal, it cannot be approved without a two-thirds majority of the Board of Supervisors.***
Responsible Department: Planning Department, Airport Land Use Commission, Board of Supervisors
3. ***Update the Airport Land Use Plan by January 1, 1995.***
Responsible Departments: Planning Department, Airport Land Use Commission

POLICY EIGHT

Provide for the public transit needs of County residents.

IMPLEMENTATION MEASURE

1. County Transit expansion of services shall be considered when an expressed need has not been met.
Responsible Departments: Public Works, Board of Supervisors
2. Provide linkage between different forms of transportation (i.e., bus and train).
Responsible Departments: Public Works, Board of Supervisors
3. **Development projects shall include provisions for connecting to or expansion of existing public transit systems.**
Responsible Departments: Public Works, Planning Commission, Board of Supervisors

GOAL THREE

COORDINATE DEVELOPMENT WITH EXISTING IRRIGATION AND UTILITY SYSTEMS

POLICY NINE

Follow recommendations and conditions of the irrigation and utility providers where development proposals depend upon, conflict with, or are contiguous to their existing facilities.

IMPLEMENTATION MEASURES

1. **Maintain a list of all utilities and their areas of service in the County for use in project referral.**
Responsible Department: Planning Department
2. **Obtain accurate maps of the locations of major transmission lines or pipelines through the County for use in project referral.**
Responsible Department: Planning Department
3. **Refer development projects to irrigation or water districts for comment.**
Responsible Department: Planning Department
4. **Refer projects adjacent to railroad lines to the railroad for comments.**
Responsible Department: Planning Department

POLICY TEN

Major new natural gas pipelines can be approved only after a public review of their proposed location before the Planning Commission.

IMPLEMENTATION MEASURE

- 1. *Planning Department will present the proposed location to the Planning Commission for public comment.***
Responsible Department: Planning Department

APPENDIX II-I

LEVEL OF SERVICE PERFORMANCE CHARACTERISTICS

The following chart identifies the Level of Service and the Volume/Capacity Ratio for **Stanislaus County**.

FIGURE I

PERFORMANCE CHARACTERISTICS

Level of Service	Volume Capacity Ratio	Operating Conditions
A	0.60	Free flow, low volume, high operating speed, high maneuverability. Minimum queuing at intersections.
B	0.70	Stable flow, moderate volume, speed somewhat restricted by traffic conditions, high maneuverability. Moderate queuing at intersections.
C	0.80	Stable flow, high volume, speed and maneuverability determined by traffic conditions. Some backup at intersections.
D	0.90	Unstable flow, high volume, tolerable, but fluctuating operating speeds and maneuverability. Generally low green time.
E	1.00	Unstable flow, high volume, limited speed, somewhat heavy traffic queuing at intersections.
F	over 1.00	Forced flow, volume low due to low speeds, heavy queuing, frequent stoppage. Stop and go to intersection not clearing each cycle.

It should be understood that LOS (Level of Service) is measured in terms of the ability of a street to move traffic through a particular point. It is, therefore, possible for a street to measure a poor LOS and yet do a reasonably good job of handling turning movements or providing access. Also, many times when a street which is providing a poor LOS is improved, the LOS may not be improved greatly because of certain characteristics involved. For example, where two of more heavily traveled streets intersect, green time must be provided

on the signal cycle for necessary turn movements, and maximum clearing of traffic in all directions. This may result in a minimal amount of green time for through traffic, and green time is a major factor in the determination. In some of these cases, the only possible means of obtaining a desirable LOS are projects which are economically unfeasible.

Appendix II-II

Collector Routes Requiring Not Less Than 80' of Right-of-Way

The following designated collector routes require at least 80' of right-of-way either because of hilly terrains or grater than average anticipated traffic flows.

1. Cooperstown Road: Warnerville Road to La Grange Road.
2. Crabtree Road: Highway 132 to Warnerville Road.
3. Del Puerto Canyon Road: Interstate 5 to Santa Clara County.
4. Dunton Road: Milton Road to Highway 4.
5. Emery Road: Warnerville Road to Fogarty Road.
6. Fogarty Road: Wamble Road to Emery Road.
7. Frankenheimer Road: Twenty Eight Mile Road to Sonora Road.
8. Hazeldean Road: Highway 132 to Tim Bell Road.
9. Kennedy Road: Highway 108/120 to Sonora Road.
10. Keyes Road: Santa Fe Avenue to Merced County Line.
11. Lake Road: Hickman Road to Highway 132
12. Lancaster Road: Orange Blossom Road to Highway 108/120.
13. Milton Road: Highway 4 to Calaveras County Line.
14. Orange Blossom Road: Highway 108/120 to Sonora Road.
15. River Road: San Joaquin County Line to Highway 120.
16. Rodden Road: Highway 120 to Orange Blossom Road.
17. Sisk Road: Pelandale Avenue north to end.
18. Sonora Road: Milton Road to Highway 108/120.
19. Tim Bell Road: Lone Oak to Warnerville Road.
20. Twenty Eight Mile Road: Rodden Road to Sonora Road.
21. Wamble Road: Fogarty Road to Orange Blossom Road.
22. Warnerville Road: Albers Road to Cooperstown Road.
23. Willms Road: Cooperstown Road to Highway 108/120.

CONSERVATION & OPEN SPACE

INTRODUCTION

The conservation/open space element of the Stanislaus County General Plan emphasizes the conservation and management of natural resources and the preservation of open space lands (any parcel or area of land or water which is essentially unimproved). The element: (1) promotes the protection, maintenance, and use of the County's natural resources, with special emphasis on scarce resources and those that require special control and management; (2) prevents wasteful exploitation, destruction, and neglect of natural resources; (3) recognizes the need for natural resources to be maintained for their ecological values as well as for their direct benefit to people; (4) preserves open space lands for outdoor recreation including scenic, historic and cultural areas; and (5) preserves open space for public health and safety including areas subject to landslides, flooding, and high fire risk and areas required for the protection of water and air quality. Information on the various natural, cultural, recreational and aesthetic resources, along with safety issues are discussed in Chapter 3 of the "Stanislaus County General Plan - Support Documentation."

GOALS, POLICIES AND IMPLEMENTATION MEASURES

Based on the information presented in Chapter 3 of the "Stanislaus County General Plan-Support Documentation" the following goals, policies and implementation measures are that part of the Conservation/Open Space Element that will guide development in Stanislaus County.

GOAL ONE

ENCOURAGE THE PROTECTION AND PRESERVATION OF NATURAL AREAS THROUGHOUT THE COUNTY.

POLICY ONE

Maintain the natural environment in areas dedicated as parks and open space.

IMPLEMENTATION MEASURES

1. Development of County parks shall include provisions for native vegetation conservation. Rare and endangered plants will ~~have to be relocated before development can occur as required by State law through the State Department of Fish and Game.~~ ***protected consistent with State and Federal law and consistent with protection standards for private development as noted in this General Plan.***
Responsible Departments: Parks and Recreation, Board of Supervisors
2. Continue to use Williamson Act contracts as a means for open space conservation.
Responsible Departments: Planning Department, Tax Assessor, Board of Supervisors

POLICY TWO

Assure compatibility between natural areas and development.

IMPLEMENTATION MEASURES

1. Review zoning regulations for compatibility between proposed development and natural areas.
Responsible Department: Planning Department
2. Review all development requests to ensure that sensitive areas (e.g., riparian habitats, vernal pools, rare plants) are left undisturbed.
Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors.
3. ***Amend the zoning ordinance of the General Agriculture zone district to indicate it is compatible with the Open Space provisions of this element by June 30, 1994.***
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors.

POLICY THREE

Areas of sensitive wildlife habitat and plant life shall be protected from development (e.g. vernal pools, riparian habitats, etc.) ***including those habitats listed in the General Plan Support Document and all plant species listed in the General Plan Support Document or by State or Federal wildlife agencies.***

IMPLEMENTATION MEASURES

1. Review all development requests to ensure that sensitive areas (e.g. riparian habitats, vernal pools, rare plants) are left undisturbed ***or that mitigation acceptable to appropriate State and Federal agencies are included in the project.***
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
2. In known sensitive areas, the State Department of Fish and Game shall be notified ~~prior to any development~~ as required by the California Native Plant Protection Act, ***and the United States Department of Fish and Wildlife shall be notified.***
Responsible Departments: Planning Department, Public Works
3. ***All requests for development which require discretionary approval and include lands adjacent to or within riparian habitat shall include measures for protecting that habitat.***
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

4. ***Implementation of this policy should not be extended to the level of a "taking" of land, where all usable value is removed from the property.***
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

GOAL TWO

Conserve the water resources and protect water quality in the County.

POLICY FOUR

Protect groundwater aquifers and recharge areas, particularly those critical for the replenishment of reservoirs and aquifers.

IMPLEMENTATION MEASURES

1. Proposals for urbanization in groundwater recharge areas shall be reviewed to insure that (1) as much water as possible is returned to the recharge area, (2) the development will not cause discharge of materials detrimental to the quality of the water, ***and (3) the County not approve new developments that result in significant groundwater overdrafting or deterioration to quality. The Department of Environmental Resources shall require:***
 - A. ***In those areas of the County where groundwaters are susceptible to overdrafting, the project proponent shall perform a hydrogeological analysis and include appropriate mitigation measures and;***
 - B. ***In those areas where groundwater quality is susceptible to deterioration or is already of reduced quality, the level of wastewater treatment shall be such that it will not cause further quality deterioration.***

Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors.

2. The Department of Environmental Resources shall identify and ***require*** control ***of*** point sources for pollutants stored, handled or disposed of on the surface of the soil or in the vadose zone that is located in the zone or aeration immediately above the groundwater level. ***Potential sources of pollutants to the groundwater may also include high density of individual on-site sewage treatment units and/or the use of community package treatment plants. The Department of Environmental Resources shall require the institution of groundwater monitoring programs for projects where hydrogeological assessments indicate the potential for groundwater deterioration is likely.***

Responsible Department: Environmental Resources

3. ***Reduce Eliminate*** reliance on dry wells as a means of street drainage in urban areas. Dry wells collect and discharge toxic, hazardous and designated contaminants into aquifers having beneficial uses. ***New projects shall have storm water disposal systems that: (1) are designed not to pollute receiving surface or groundwaters, and (2) which could be integrated into an area wide groundwater recharge program whenever feasible.***
Responsible Departments: Environmental Resources, Public Works, Planning Commission, Board of Supervisors
4. ***New developments within the County should incorporate best available technology water conservation measures to minimize the impact to the water supplies. Specific measures could include, but are not limited to, low flow plumbing fixtures, use of reclaimed wastewater for landscaping when feasible, use of drought-tolerant landscaping and community education.***
Responsible Departments: Environmental Resources, Building Inspection
5. ***The County shall continue to enforce its landscape ordinance which encourages low water landscaping.***
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
6. ***Whenever possible, a community wastewater treatment facility, rather than individual package treatment facilities should be developed.***
Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors

POLICY FIVE

Preserve vegetation to protect waterways from bank erosion and siltation.

IMPLEMENTATION MEASURE

1. Development proposals including or adjacent to wetlands shall be closely reviewed to ensure that destruction of riparian habitat and vegetation is minimized.
This shall include referral to the Army Corps of Engineers and the State Department of Fish and Game.
Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors

POLICY SIX

~~The County will encourage all new urban development within the sphere of influence of a town or city to be served by public sewer and water systems rather than by private septic tanks and wells.~~

Groundwater quantity and quality shall be protected as a part of urban development.

~~The County will encourage all new urban development within the sphere of influence of a town or city or be served by public sewer and water systems rather than by private septic tanks and wells.~~

IMPLEMENTATION MEASURES

1. **Proposals for urbanization in groundwater recharge areas shall be reviewed to ensure that (1) as much water as possible is returned to the recharge area, and (2) the development will not cause discharge of materials detrimental to the quality of the water.**

Responsible Departments: Environmental Resources, Planning Commission and Board of Supervisors

- ~~2. The Department of Environmental Resources shall undertake a study to determine the extent of degradation to water tables resulting from evidence that contaminated/degraded surface water has reached the groundwater aquifer.~~

- ~~3~~ 2. **The County shall not approve new development that increases groundwater overdrafting. To meet this objective, development standards for new developments shall include the following mitigation measures to reduce the overall water needs:**

a) **Require water conserving, drought tolerant landscaping and irrigation systems.**

b) **When feasible, new development should incorporate the use of reclaimed water for landscaping uses and groundwater recharge.**

Responsible Departments: Environmental Resources, Planning Department, Planning Commission and Board of Supervisors

(c) **New developments which do not derive domestic water for pre-existing water supply systems shall be required to demonstrate a guaranteed water supply which does not adversely impact Stanislaus County groundwater resources.**

Responsible Departments: Environmental Resources, Planning Department, Planning Commission, and Board of Supervisors

POLICY SEVEN

The County shall continue and, if necessary, expand the water monitoring program of the Stanislaus County Department of Environmental Resources.

IMPLEMENTATION MEASURES

1. **The County will consider applying for Community Development Block Grant Funds and other state and federal grants to improve water quality in the County.**

Responsible Department: Planning Department, Environmental Resources

C/O 4

2. ~~The Department of Environmental Resources shall undertake a study to determine the extent of degradation to water tables resulting from evidence that contaminated/degraded surface water has reached the groundwater aquifer.~~

The Department of Environmental Resources should continue to monitor groundwater quality in the County by reviewing water well chemical and bacterial analysis results and overseeing investigations involving soil and groundwater contamination.

Responsible Department: Environmental Resources

POLICY EIGHT

The County will investigate additional sources of water for domestic use.

IMPLEMENTATION MEASURE

1. ~~The County will work with other water providers in the County to determine the feasibility of using surface water for domestic use.~~

~~*Responsible Departments: Planning Department, Chief Executive Office, Environmental Resources, Stanislaus County Water Advisory Committee*~~

The County will work with irrigation and water districts, Community service districts, municipal and private water providers in developing surface water and other potential water systems for domestic use.

Responsible Departments: Planning Department, Chief Executive Officer, Environmental Resources

GOAL THREE

PROVIDE FOR THE LONG-TERM CONSERVATION AND USE OF AGRICULTURAL LANDS.

POLICY NINE

Discourage the division of land which forces the premature cessation of agricultural uses.

IMPLEMENTATION MEASURES

1. Use of the 40 acre or larger parcel size *or agricultural Planned Developments with equal or greater average parcel sizes shall* be continued throughout most of the area designated Agriculture on the Land Use Element of the General Plan.

Responsible Departments: Planning Department, Board of Supervisors

2. The County will continue to offer the financial benefits of the Williamson Act, consistent with Policy Sixteen, Implementation Measure 5 of the Land Use Element.

Responsible Departments: Planning Department, Tax Assessor, Board of Supervisors

3. The County will continue to participate in the Farmland Mapping and Monitoring Program. (Comment: The major purpose of this program is to monitor conversion of the state's agricultural land to and from agricultural use, and to report that conversion annually to the Legislature, local government, and the public. The program began in 1980, to supplement the Land Inventory and Monitoring activity of the U.S. Department of Agriculture's Soil Conservation Service (SCS). Growing public concern over farmland losses in California, and a low federal priority for the mapping program in our State, were the basis for California's participation in the land inventory. The State's involvement in the SCS inventory program led to the passage of AB 966 in 1981. The primary purpose of the bill was to create a map inventory of the State's crop and grazing lands, and set up an ongoing monitoring system to document the quantity of land put into production and land converted to urban usage in California. As a result, three key areas of local governmental involvement in the State's Farmland Mapping and Monitoring Program are: (1) identifying farmland of local importance, (2) identifying land committed to nonagricultural use, and (3) advising the Department each year of lands which have been converted to urban use.

Responsible Departments: Agriculture Commissioner, Planning Department

POLICY TEN

In areas designated "Agriculture" on the Land Use Element, discourage land uses which are incompatible with agriculture.

IMPLEMENTATION MEASURES

1. All development proposals that require discretionary approval shall be reviewed to ensure that the project will not adversely affect an existing agricultural area.
Responsible Department: Planning Department, Agriculture Commissioner, Planning Commission, Board of Supervisors.

2. ~~An amendment to the A-2 (Exclusive Agriculture) zoning district will to require that, before communication towers are approved, a finding must be made that measures have been taken to minimize the effect of the tower on crop dusting activities.~~

Policies in the Agriculture Element shall be followed to ensure development is compatible with agricultural land uses.

Responsible Department: Planning Department, Planning Commission, Board of Supervisors.

3. The County shall continue to work with LAFCO to ensure that expansion of urban boundaries minimizes the area of conflict between urban and agricultural uses.
Responsible Department: Planning Department
4. Specific Plans shall be encouraged when non-agricultural uses are proposed within areas designated as agricultural.
Responsible Department: Planning Department

~~POLICY ELEVEN~~

~~The County will investigate additional sources of water for irrigation use.~~

~~IMPLEMENTATION MEASURE~~

- ~~1. The County should work with state, federal and local agencies to provide additional water sources for agricultural production.~~

GOAL FOUR

PROVIDE FOR THE OPEN-SPACE RECREATIONAL NEEDS OF THE RESIDENTS OF THE COUNTY.

POLICY ~~TWELVE~~ ELEVEN

Provide a system of local and regional parks which will serve the residents of the County. (Comment: The County should acquire future park sites in areas where growth is planned when funding is available.)

IMPLEMENTATION MEASURES

1. The County ~~will~~ *should* implement a system of requiring residential developers to dedicate parkland or pay park-in-lieu fees.
Responsible Departments: Parks and Recreation, Public Works, Planning Department, Planning Commission, Board of Supervisors
2. The County will pursue various funding options for providing recreational opportunities.
Responsible Department: Parks and Recreation
3. The County Department of Parks and Recreation shall prepare and implement a plan to identify and acquire future park site locations. ***This plan should be adopted by June 30, 1994.***
Responsible Departments: Parks and Recreation, Board of Supervisors
4. ***The County Department of Parks and Recreation will cooperate with efforts by the State Parks Department to make Henry Coe State Park more accessible to Stanislaus County residents.***
Responsible Department: Parks and Recreation

POLICY THIRTEEN TWELVE

Promote the use of water reservoirs for multiple recreational purposes, where appropriate.

IMPLEMENTATION MEASURES

1. The County shall encourage the multiple use of reservoirs as flood control devices, recreational facilities, and wildlife habitats.
Responsible Departments: Parks and Recreation, Board of Supervisors
2. The County shall, when funds become available, install boat ramps where appropriate.
Responsible Departments: Parks and Recreation, Board of Supervisors

POLICY FOURTEEN THIRTEEN

Provide for diverse recreational opportunities such as horseback riding trails, hiking trails, and bikeways.

IMPLEMENTATION MEASURES

1. In areas where appropriate, equestrian facilities may be provided. (The County shall **should** consider equestrian facilities when developing new parks. Also, in large land subdivisions where horses are permitted, the County should encourage the development of equestrian facilities.)
Responsible Departments: Parks and Recreation, Planning Department, Planning Commission, Board of Supervisors
2. Bikeways and pedestrian paths shall **should** be considered when constructing or improving the road and street system within the sphere of influence of cities or other urban areas.
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors
3. **At such time as the State proposes a statewide trail system, any County trail system will be integrated into that system where it is deemed feasible.**
Responsible Department: Parks and Recreation

POLICY FIFTEEN FOURTEEN

Coordinate the provision of recreation needs with other providers such as the Army Corps of Engineers, the State Resource Agency, school districts, river rafters, horse stable operators, and private organizations such as the Sierra Club and Audubon Society.

IMPLEMENTATION MEASURES

1. The County will pursue various funding options for providing recreational opportunities.
Responsible Departments: Parks and Recreation, Board of Supervisors
2. The County will assume responsibility for parks, when financially feasible, dedicated to them by state or federal agencies.
Responsible Departments: Parks and Recreation, Board of Supervisors
3. ***Prior to the issuance of any building permit on parcels fronting the Stanislaus River, it shall be verified that the building site is outside of the Army Corps of Engineers easements.***
Responsible Department: Planning Department
4. ***An inventory of recreational facilities in this county should be maintained for use in parks and recreation facilities planning.***
Responsible Department: Parks and Recreation

GOAL FIVE

PRESERVE, AS OPEN SPACE, LANDS SUBJECT TO NATURAL DISASTER, TO MINIMIZE LOSS OF LIFE AND PROPERTY OF THE RESIDENTS OF STANISLAUS COUNTY

POLICY SIXTEEN ~~FIFTEEN~~

Discourage development on lands that are subject to flooding, landslide, faulting or any natural disaster to minimize loss of life and property.

IMPLEMENTATION MEASURES

1. Enforce the provisions of the Alquist-Priolo Special Studies Zones Act.
Responsible Departments: Building Inspection, Planning Department, Planning Commission, Board of Supervisors
2. Development will not be permitted in floodways unless it meets the requirements of Chapter 16.40 of the County Code ***and is approved by the State Reclamation Board.***
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors
3. Development proposals in an area identified as having unstable soils (bluff, landslide areas in the foothills, etc.) shall include measures for mitigating possible hazards.
Responsible Departments: Public Works, Building Inspection, Planning Department, Planning Commission, Board of Supervisors

4. The County shall enforce the subdivision ordinance requirement for soils reports which may be required to include a geologic report.
Responsible Departments: Public Works, Planning Commission, Board of Supervisors
5. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be subject to natural disasters.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
6. *When the San Joaquin Valley Unified Air Pollution Control District develops Transportation Control Measures which will effect large employers, the County will work with that agency to develop a program to reduce peak hour trips to and from County facilities by employees.*
Responsible Department: Board of Supervisors
7. *After the San Joaquin Valley Unified Air Pollution Control District develops requirements for a Trip Reduction Ordinance the County will develop and adopt such an ordinance.*
Responsible Departments: Board of Supervisors

POLICY SEVENTEEN SIXTEEN

Develop a plan to minimize the impacts of a disaster

IMPLEMENTATION MEASURES

1. The County Office of Emergency Services will continue to work with other jurisdictions to develop evacuation routes to be used in case of a disaster. Evacuation routes will serve all of the jurisdictions in the County. Plans for evacuation routes must be coordinated with the cities.
Responsible Department: Emergency Services
2. ~~The County will develop and maintain an emergency preparedness plan that will include such things as emergency shelters, assignment of responsibility, and lines of communication.~~

The County will use the adopted Emergency Plan and follow the procedure included in that document.
Responsible Departments: Emergency Services, Sheriff, Fire Safety, Board of Supervisors
3. ~~The County will investigate the formation of one or more flood control districts.~~

The County will provide information to anyone interested in forming a flood control district in the County.
Responsible Department: Public Works
4. Development proposals in an area identified as having unstable soils (bluff, landslide areas in the foothills, etc.) shall include measures to mitigate possible hazards.

Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors

5. The County shall enforce the subdivision ordinance requirement for soils reports which may be required to include a geologic report.

Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

6. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be subject to natural disasters.

Responsible Departments: Planning, Public Works, Planning Commission, Board of Supervisors

GOAL SIX

IMPROVE AIR QUALITY

POLICY EIGHTEEN SEVENTEEN

~~Improve the air quality of the County by monitoring sources of air pollutants and by adopting programs for improvements.~~

The County will support the programs of the San Joaquin Valley Unified Air Pollution Control District to monitor and reduce air pollution sources in this County.

IMPLEMENTATION MEASURES

1. Industrial and commercial development proposals shall comply with all of the requirements of the Air Pollution Control Districts: *San Joaquin Valley Unified Air Pollution Control District.*
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
2. The County will work with other agencies in reducing the air pollution in the San Joaquin Valley Air Basin.
Responsible Department: Board of Supervisors
3. Encourage the use of mass transit as a transportation alternative.
Responsible Departments: Public Works, Board of Supervisors
4. *The placement of bike facilities shall be considered as roads and streets are constructed or improved within the sphere of influence of cities and other urban areas.*
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

POLICY NINETEEN EIGHTEEN

Circulation systems shall be designed and maintained to minimize traffic congestion and air pollution.

IMPLEMENTATION MEASURES

1. Traffic control devices (e.g., traffic signals) shall be utilized to control the flow of traffic and minimize delays.
Responsible Department: Public Works
- ~~2. All roads which intersect freeways shall be designated as collector or major streets.~~
32. Streets and roads which serve more than fifty dwelling units when the neighborhood is fully developed, shall be considered as collectors. ***In some instances project design features may dictate that a street serving as few as twenty urban dwelling units may be deemed a collector. This determination will be made by the Department of Public Works.***
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors
3. ***The placement of*** Bike facilities shall ***should*** be considered as roads and streets are constructed or improved within the sphere of influence.
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors
4. The level of service (LOS) at an intersection shall be at a "C" level ***or better.***
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

POLICY TWENTY NINETEEN

Industrial and commercial development proposals shall include effective methods for reducing air pollution.

IMPLEMENTATION MEASURE

1. Industrial and commercial development proposals shall comply with all of the requirements of the ***San Joaquin Valley Unified*** Air Pollution Control District.
Responsible Departments: Planning Department, Building Inspection, Planning Commission, Board of Supervisors

POLICY TWENTY ONE TWENTY

The County shall support the policies and implementation measures adopted in the Air Quality Maintenance **Attainment** Plan (AQMP).

IMPLEMENTATION MEASURE

1. The County will work with other agencies in reducing the air pollution in the San Joaquin Valley Air basin.

Responsible Departments: *Department of Environmental Resources, Planning Department, Planning Commission, Board of Supervisors.*

GOAL SEVEN

~~SUPPORT EFFORTS TO RECYCLE WASTE~~

SUPPORT EFFORTS WITHIN THE COUNTY TO MINIMIZE THE DISPOSAL OF SOLID WASTE THROUGH SOURCE REDUCTION, REUSE, RECYCLING, COMPOSTING AND TRANSFORMATION ACTIVITIES.

(Comment: As urbanization spreads and populations increase, more and more refuse is produced. Although there appears to be enough open space to accommodate this waste, certain restraints, such as poor quality soils, drainage, rising costs, and other environmental factors, make it desirable to look for other means to dispose of waste.)

POLICY TWENTY-TWO ~~ONE~~

~~The County shall support the concept of waste to energy plants which convert waste materials into electrical energy, thereby reducing the amount of waste requiring disposal without increasing other environmental impacts.~~

The County shall support the solid waste management hierarchy found in the California Public Resources Code, Section 40051, and actively promote those goals and objectives specified in the County-wide Integrated Waste Management Plan.

IMPLEMENTATION MEASURE

1. ~~The County shall encourage location of waste to energy plants either near an existing landfill or near the source of the waste and shall coordinate locations with the Department of Environmental Resources Solid Waste Management Plan.~~

The County shall encourage and promote activities, projects, legislation, business and industries that cause solid waste to be reduced at the source, reused, recycled and/or composted.

Responsible Departments: *Planning Department, Environmental Resources, Planning Commission, Board of Supervisors, SCEDCO*

2. ***The County shall attempt to complete and adopt the State-mandated Integrated Waste Management Plan by December 31, 1994.***

Responsible Departments: *Environmental Resources, Board of Supervisors*

3. *The County shall encourage the use of transformation facilities (such as waste-to-energy plants) as a component of the County's integrated waste management system. Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors*
4. *The County shall actively pursue the identification, citing, permitting and operation of additional landfill capacity to receive solid wastes that are not diverted from disposal and for the disposal of ash from transformation facilities. Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors*
5. *The County shall encourage and promote activities, projects, legislation, businesses and industries that cause special wastes (food processing residue, demolition/construction waste, inert household hazardous waste) to be safely diverted from landfills or transformation facilities, including composting and co-composting operations. Responsible Departments: Environmental Resources, Planning, Planning Commission, Board of Supervisors*

POLICY TWENTY-TWO

The County will protect the Waste-to-Energy Plant and the Fink Road Landfill against encroachment of land uses which could in any way adversely effect their operation or the options for expansion.

IMPLEMENTATION MEASURES

1. *No discretionary projects shall be approved within 1,000 feet of the Fink Road Landfill or Waste-to-Energy plant unless it is found by the Planning Commission and/or Board of Supervisors that such project will have no impact on those facilities or the project itself. Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors*
2. *The County shall explore the possibility of establishing an appropriate mechanism to preclude issuance of any building permits with 1,000 feet of the Fink Road Landfill or Waste-to-Energy plant. Responsible Departments: Public Works, County Counsel, Building Inspections, Board of Supervisors*

POLICY TWENTY-THREE

~~*The County will encourage and support efforts to recycle materials for remanufacturing and encourage and support programs to reduce waste at the source and reuse waste where feasible.*~~

IMPLEMENTATION MEASURES

- ~~1. The County will encourage development of waste material recovery programs.~~
- ~~2. The County will encourage the reuse of waste materials.~~
- ~~3. The County will encourage the reduction of waste at the source.~~

GOAL EIGHT

PRESERVE AREAS OF NATIONAL, STATE, REGIONAL AND LOCAL HISTORICAL IMPORTANCE.

POLICY TWENTY-FOUR THREE

~~Areas of major historical importance, such as Knight's Ferry and LaGrange, shall be protected from intrusion of modern architectural influences.~~

The County will support the preservation of Stanislaus County History for future generations through ordinances to protect the County's cultural legacy of sites and structures.

(Comment: Landmarks of historical consequence not only include old schoolhouses, and covered bridges, but also such sites as ~~Indian burial~~ **Native American** burial grounds, cemeteries, ~~bones~~ pottery, rock carvings, and rock paintings. Normally, "sensitive" areas are often located near natural watercourses, springs or ponds, or on elevated ground. However, due to the silt build-up in the valley and the meandering of rivers, archaeological and historical sites may be found in unsuspected areas.)

IMPLEMENTATION MEASURES

1. The County shall continue to utilize the HS (Historical Site) zone in Knight's Ferry and La Grange to protect the historical character of the communities.
Responsible Departments: Planning Department, Board of Supervisors
2. The County shall seek input from the Knight's Ferry Municipal Advisory Council concerning any development proposals in the HS zone ***in Knights Ferry.***
Responsible Departments: Planning Department, Historical Sub-Committee of the Planning Commission, Planning Commission, Board of Supervisors
3. The County shall work with the County Historical Society, ~~to undertake a study to identify additional historical sites,~~ ***individuals, and other organizations to form a committee to study, identify and inventory historical sites, structures, buildings and objects in the County.***
Responsible Department: Parks and Recreation

4. The County will cooperate with the State Historical Preservation Officer to identify ~~and protect historical buildings in Stanislaus County.~~ **and nominate historical structures, objects, buildings and sites in the County for inclusion under the Historical Preservation Act.**

Responsible Department: Parks and Recreation

5. The County shall utilize the California Environmental Quality Act (CEQA) process to protect archaeological or historic resources. Most discretionary projects require review for compliance with CEQA. As part of this review, potential impacts must be identified and mitigated.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

6. Referrals to the Office of Historic Preservation **and the Central California Information Center** may be required to meet CEQA requirements.

Responsible Department: Planning Department

7. **The County will work with all interested individuals and organizations to protect and preserve the mining heritage in Stanislaus County.**

Responsible Department: Parks and Recreation

POLICY TWENTY-FIVE FOUR

"Qualified Historical Buildings" as defined by the State Building Code shall be preserved.

IMPLEMENTATION MEASURES

1. The County Building Inspection Division shall utilize the provisions of the State Building Code that allow historical buildings to be restored without damaging the historical character of the building **when possible.**

Responsible Department: Building Inspection

2. The County shall continue to utilize the HS (Historical Site) zone in Knight's Ferry and La Grange to protect the historical character of the communities.

Responsible Departments: Planning Department, Board of Supervisors

GOAL NINE

MANAGE EXTRACTIVE NATURAL RESOURCES TO ENSURE AN ADEQUATE SUPPLY WITHOUT DEGRADATION OF THE ENVIRONMENT.

POLICY TWENTY-SIX FIVE

~~Sand and gravel excavations on existing non-productive agricultural land shall be encouraged.~~

Surface mining in areas designated by the State Mines and Geology Board as having deposits of regional or state wide significance shall be encouraged.

IMPLEMENTATION MEASURES

1. The County shall encourage and support the State Division of Mines and Geology in inventorying the County's sand and gravel resources. ***Information obtained from any County survey of sand and gravel deposits will be used until the State completes its inventory and designation process.***
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
2. The County shall utilize the California Environmental Quality Act (CEQA) process to protect the environment. Most discretionary projects require review for compliance with CEQA. As a part of this review, environmental impacts and alternatives, must be identified and the manner for such significant effects to be avoided or mitigated must be indicated. The Legislature declares that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors.
3. ***Mineral excavation on productive agricultural land should have a reclamation plan which retains or restores a maximum amount of agricultural or open space land.***
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
4. ***The County will adopt the Mineral Resources Land Use Designation for those areas designated by the State as significant deposits of mineral resource.***
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors.

POLICY TWENTY-SEVEN SIX

The County shall discourage conversion of lands with significant deposits of extractive natural resources (e.g. sand and gravel) to urban uses.

IMPLEMENTATION MEASURES

1. ***Requests for conversion of lands with significant deposits of extractive natural resources (e.g. sand and gravel) to urban uses shall not be approved unless provisions are made for extraction prior to development.***
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY TWENTY-EIGHT ~~SEVEN~~

Lands used for the extraction of natural resources shall be reclaimed as required by the Surface Mining and Reclamation Act of 1975, to minimize undesirable impacts.

IMPLEMENTATION MEASURE

1. Approval of any excavation permits shall include requirements for reclamation of the land ~~for use as a park or agricultural lands.~~ **consistent with the land use designation.**
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY TWENTY-NINE ~~EIGHT~~

Areas with significant deposits of extractive sand and gravel resources should be identified.

IMPLEMENTATION MEASURE

1. The County shall **continue to** request that the California State Department of Mines and Geology ~~begin and~~ complete its proposed inventory of sand and gravel resources in Stanislaus County.
Responsible Departments: Planning Department, Board of Supervisors

GOAL TEN

PROTECT FISH AND WILDLIFE SPECIES OF THE COUNTY.

POLICY ~~THIRTY~~ TWENTY-NINE

Adequate water flows should be maintained in the County's rivers to allow salmon migration.

IMPLEMENTATION MEASURE

1. The County shall **should** continue to lobby the Federal Government to provide adequate water flow in the County's rivers to allow salmon migration.
Responsible Department: Board of Supervisors

POLICY ~~THIRTY-ONE~~ THIRTY

Habitats of rare and endangered fish and wildlife species shall be protected. Information on rare and endangered specie types and habitats is constantly being updated in response to a 1982 state law by the California State Department of Fish and Game through various sources

which include the Stanislaus Audubon Society, California Native Plant Society, and the Sierra Club.

IMPLEMENTATION MEASURES

1. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be detrimental to fish, plant life, or wildlife species.
Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors
2. The County shall maintain information regarding fish and wildlife habitats and rare and endangered flora and fauna species.
Responsible Department: Planning Department

GOAL ELEVEN

~~CONSERVE RESOURCES THROUGH PROMOTION OF ALTERNATIVE ENERGY SOURCES SUCH AS MINI-HYDROELECTRIC PLANTS, GAS AND OIL EXPLORATION, AND WASTE-TO-ENERGY PLANTS.~~

CONSERVE RESOURCES THROUGH PROMOTION OF WASTE REDUCTION, REUSE, RECYCLING, COMPOSTING, RIDE-SHARE PROGRAMS AND ALTERNATIVE ENERGY SOURCES SUCH AS MINI-HYDRO-ELECTRIC PLANTS, GAS AND OIL EXPLORATION AND TRANSFORMATION FACILITIES (SUCH AS WASTE-TO-ENERGY PLANTS).

POLICY THIRTY-TWO ONE

~~The County shall provide zoning mechanisms for locating new energy producers when such location does not conflict with the surrounding land uses.~~

The County shall provide zoning mechanisms for locating material recovery facilities, recycling facilities, composting facilities, and new energy producers when the proposed location does not conflict with the surrounding land uses.

IMPLEMENTATION MEASURES

1. ~~The County shall include provisions in its ordinance for siting of new energy producers.~~
The County shall include provisions in its ordinance to site material recovery facilities, recycling facilities, composting facilities, mini-hydroelectric plants and transformation facilities by June 30, 1994.
Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors
2. **The County shall actively pursue and implement projects, plans and programs that will effectively protect and conserve existing and future landfill capacity.**
Responsible Departments: Environmental Resources, Board of Supervisors

POLICY THIRTY-TWO

1. ***New construction in the County shall meet or exceed code requirements for energy conservation.***

IMPLEMENTATION MEASURES

1. ***New County facilities should be designed to maximize energy efficiency.***
Responsible Departments: County Executive Office, Building Inspection Division
2. ***Existing County facilities should be designed to maximize energy efficiency where it is found to be economically reasonable.***
Responsible Departments: County Executive Office, Building Inspection Division

NOISE

1.0 INTRODUCTION

1.1 Authority

The contents of a Noise Element and the methods used in its preparation have been determined by the requirements of Section 65302(f) of the California Government Code and by the "Guidelines for the Preparation and Content of Noise Elements of the General Plan" adopted and published by the California Office of Noise Control (ONC) in 1976. The ONC Guidelines require that certain major noise sources and areas containing noise sensitive land uses be identified and quantified by preparing generalized noise exposure contours for current and projected conditions within the community. Contours may be prepared in terms of either the Community Noise Equivalent Level (CNEL) or the Day-Night Average Level (L_{dn}), which are descriptors of total noise exposure at a given location for an annual average day. CNEL and L_{dn} are generally considered to be equivalent descriptors of the community noise environment within plus or minus 1.0dB. Section 1.4 (Page ?) provides an explanation of the acoustical terminology used in this document.

It is intended that the noise exposure information developed for the Noise Element be incorporated into the General Plan to serve as a basis for achieving Land Use compatibility within the unincorporated areas of the County. It is also intended that the noise exposure information developed for the Noise Element be used to provide baseline levels for use in the development and enforcement of a local noise control ordinance to address noise levels generated by non-preempted noise sources within the County.

According to the Noise Element Requirements and ONC Guidelines, the following major noise sources should be considered in the preparation of a Noise Element:

1. Highways and freeways
2. Primary arterials and major local streets
3. Railroad operations
4. Aircraft and airport operations
5. Local industrial facilities
6. Other stationary sources

Noise-sensitive areas to be considered in the Noise Element should include areas containing the following noise sensitive Land Uses:

1. Schools
2. Hospitals
3. Rest homes
4. Long-term medical or mental care facilities
5. Other uses deemed noise sensitive by the local jurisdiction

1.2 Relationship to Other Elements of the General Plan

The Noise Element is most related to the Land Use and Circulation Elements of the General Plan. Its relationship to the Land Use Element is direct in that the implementation of either Element has the potential to result in the creation or elimination of a noise conflict with respect to differing land uses. The Land Use Element must be consistent with the Noise Element in discouraging the development of incompatible adjacent land uses to prevent impacts upon noise sensitive uses and to prevent encroachment upon existing noise-generating facilities.

The Circulation Element is linked to the Noise Element in that traffic routing and volume directly affect community noise exposure. For example, increased traffic volume may produce increased noise in a residential area so that noise control measures are required to provide an acceptable noise environment. Similarly, rerouting traffic from a noise-impacted neighborhood may provide significant noise relief to that area. Implementation of the Circulation Element should include consideration of potential noise effects.

1.3 Noise and Its Effects on People

The Technical Reference Document, included in the General Plan Support Document, provides a discussion of the fundamentals of noise assessment, the effects of noise on people and criteria for acceptable noise exposure. It is intended that the Technical Reference Document serve as a reference for Stanislaus County when reviewing documents or proposals which refer to the measurement and effects of noise within the County.

1.4 Acoustical Terminology

"Ambient noise levels" means the composite of noise from all sources near and far. In this context it represents the normal or existing level of environmental noise at a given location for a specific time of the day or night.

"A weighted sound level" means the sound level in decibels as measured with a sound level meter using the "A" weighted network (scale) at slow meter response. The unit of measurement is referred to herein as dBA.

"CNEL" means Community Noise Equivalent Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7:00 p.m. to 10:00 p.m. and after addition of ten decibels to sound levels in the night before 7:00 a.m. and after 10:00 p.m.

"Decibel, dB" means a unit for describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measured to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).

"Equivalent Energy Level, L_{eq} " means the sound level corresponding to a steady state sound level containing the same total energy as time varying signal over a given sample period. L_{eq} is typically computed over 1, 8 and 24-hour sample periods.

"Impulsive Noise" means a noise of short duration, usually less than one second, with an abrupt onset and rapid decay.

" L_{max} " means the maximum A-weighted noise level recorded during a noise event.

"Noise Exposure Contours" Lines drawn about a noise source indicating constant energy levels of noise exposure. CNEL and L_{dn} are the descriptors utilized herein to describe community exposure to noise.

"Preempted Noise Source" means a noise source which cannot be regulated by the local jurisdiction due to existing state or federal regulations already applying to the source. Examples of such sources are vehicles operated on public roadways, railroad operations and aircraft operations.

"Pure Tone Noise" means any noise which is distinctly audible as a single pitch (frequency) or set of pitches. For the purposes of this ordinance, a pure tone shall exist if the one-third octave band sound pressure level in the band with the tone exceeds the arithmetic average of the sound pressure levels of the two contiguous one-third octave bands by 5 dB for center frequencies of 500 Hz and above and by 8dB for center frequencies between 160 and 400 Hz and 15 dB for center frequencies less than or equal to 125 Hz.

2.0 EXISTING AND FUTURE NOISE ENVIRONMENT

2.1 Overview of Sources

Based on discussion with County of Stanislaus Department of Planning and Community Development staff regarding potential major noise sources and field studies conducted by BBA, it was determined that there are a number of potentially-significant sources of community noise within Stanislaus County. These sources include traffic on state highways and major County roadways, railroad operations, airport operations and industrial activities. Specific noise sources selected for study are described in the Technical Reference Document. Figure 1 shows the locations of major noise sources selected for study, and for which generalized L_{dn} or CNEL contours have been prepared.

2.2 Methods and Noise Exposure Maps

Analytical noise modeling techniques in conjunction with actual field noise level measurements were used to develop generalized L_{dn} or CNEL contours for major sources of noise within the unincorporated areas of Stanislaus County for existing (1986) and future (2000) conditions. CNEL contours for operations at the Oakdale Municipal Airport, Modesto City/County Airport and the Crows Landing Naval Auxiliary Landing Field were derived from existing Airport Master Plan or Air Installation Compatible Use Zone (AICUZ) reports as available.

Analytical noise modeling techniques generally make use of source-specific data including average levels of activity, hours of operation, seasonal fluctuations, and average levels of noise from source operations. Analytical methods have been developed for a number of environmental noise sources including roadways, railroad line operations, railroad yard operations, industrial plants and aircraft/airport operations. Such methods will produce reliable results as long as data inputs and assumptions are valid for the sources being studied. The analytical methods used in this report closely follow recommendations made by the State Office of Noise Control, and were supplemented where appropriate by field-measured noise level data to account for local conditions.

Noise exposure contours for major sources of noise within the unincorporated areas of Stanislaus County are contained within Appendix C of the Technical Reference Document. It should be noted that these contours are generally based upon annual average conditions, and are not intended to be site-specific where local topography, vegetation or intervening structures may significantly affect noise exposure at a particular location. The noise contour maps have been prepared to assist Stanislaus County with the implementation of the Noise Element through the project review and long range planning processes.

3.0 COMMUNITY NOISE SURVEY

As required by the Government Code and ONC Guidelines, a community noise survey was conducted to document noise exposure in areas of the County containing noise sensitive land uses. The following noise sensitive land uses have been identified within Stanislaus County:

1. ~~All residential uses.~~ **Residential uses in Single Family Residential, Medium Density Residential and Multiple Family Residential zones.**
2. Schools
3. Long-term care medical facilities, such as hospitals, nursing homes, etc.

Noise monitoring sites were selected to be representative of typical conditions in the unincorporated areas of the County where noise sensitive land uses are located. A total of 24 monitoring sites were selected as shown in Figure 2 (Page ?). A combination of short-term and continuous noise monitoring was used to document existing noise levels at these locations during the week of December 1, 1986. For short-term monitoring, noise levels were sampled for approximately 15 minutes during each of three periods of the day and night so that reasonable estimates of the L_{dn} in these areas could be prepared. The data collected during the short-term sampling program included the L_{eq} , maximum noise level, minimum noise level and a description of major sources of noise which were audible. Continuous noise monitoring was conducted 5 out of the 24 community noise survey sites to document fluctuations on noise levels over a typical 24-hour period. Noise level data collected during continuous monitoring included the L_{eq} , maximum noise level and the statistical distribution of noise levels for each hour of the sample period. The hourly fluctuations of noise levels at the sites where continuous noise monitoring was conducted are depicted in graphic form in the Technical Reference Document. Noise level data collected during the community noise survey are summarized in Table I (Page ?).

The community noise survey results indicate that typical noise levels in noise sensitive areas of the unincorporated areas of Stanislaus County are in the range of 37-60 dB L_{dn} . As would be expected, the quietest areas are those which are removed from major transportation-related noise sources and local industrial or other stationary noise sources. Good examples of these quiet areas are rural ~~residential~~ areas such as Eugene, Warnerville, and La Grange. Also recreational areas such as Woodward Reservoir Regional Park, Modesto Reservoir County Park and the Turlock Lake State Recreation Area. It is anticipated that noise levels in these otherwise quiet recreational areas would be somewhat higher during the peak summer season when such areas receive greater use. The noisier areas surveyed were those located near state highways (Salida), major county roadways (Westport), or railroads (Empire). Noise levels in some areas were higher than would normally be expected such as in Knights Ferry where bridge construction was in progress 24 hours per day. It should also be noted that rain on the evening of December 4, 1986 caused background noise levels at Site #8 (Salida) and Site #15 (Grayson) to be somewhat higher than usual due to increased tire noise on nearby roadways. Maximum noise levels observed during the survey were generally caused by local automobile

traffic or heavy trucks. Other sources of maximum noise levels included occasional aircraft overflights and, in some areas, railroad operations (especially horns). Background noise levels in the absence of the above-described sources were caused by distant traffic, wind in the trees, running water, birds and distant industrial or other stationary noise sources.

4.0 LAND USE COMPATIBILITY GUIDELINES

Figure 3 (page 3) is provided as reference concerning the sensitivity of different land uses to their noise environment. It is intended to illustrate the range of noise levels which will allow the full range of activities normally associated with a given land use. For example, exterior noise levels in the range of 50-60 dB L_{dn} (or CNEL) are generally considered acceptable for residential land uses, since these levels will usually allow normal outdoor and indoor activities such as sleep and communications to occur without interruption. Industrial facilities, however, can be relatively insensitive to noise and may generally be located in a noise environment of up to 75 dB L_{dn} (or CNEL) without significant adverse effects. Specific noise compatibility criteria in terms of L_{dn} or CNEL for residential and noise sensitive land uses in Stanislaus County are defined in Section 5.0 (Page ?).

5.0 GOALS, OBJECTIVES POLICIES AND IMPLEMENTATION MEASURES

The goals and the Noise Element of the General Plan are to **1)** protect the citizens of Stanislaus County from the harmful effects of exposure to excessive noise, and **2)** to protect the economic base of the County by preventing the encroachment of incompatible land uses near known noise producing industries, railroads, airports and other sources. These goals may be realized by accomplishing **implementing** the following **policies. objectives and implementing the following policies.**

GOAL ONE

PROTECT THE ECONOMIC BASE OF THE COUNTY BY PREVENTING THE ENCROACHMENT OF INCOMPATIBLE LAND USES NEAR KNOWN NOISE PRODUCING INDUSTRIES, RAILROADS, AIRPORTS AND OTHER SOURCES.

~~OBJECTIVE 5.1~~

POLICY ONE

It is the ~~objective~~ **policy** of Stanislaus County to utilize the noise exposure information contained within the General Plan to identify existing and potential noise conflicts through the Land Use Planning and Project Review processes.

~~Policy 5.1.1~~

IMPLEMENTATION MEASURE

1. Areas within Stanislaus County shall be designated as noise-impacted if exposed to existing or projected future noise levels exterior to buildings exceeding ~~60 dB L_{dn} (or CNEL)~~ **the standards in Figure 3** or the performance standards described by Table II. Maps showing existing and projected future noise exposures exceeding 60 dB L_{dn} or CNEL for the major noise sources depicted in Figure 1 (page ?) are included in Appendix C of the Technical Reference Document.

Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

GOAL TWO

PROTECT THE CITIZENS OF STANISLAUS COUNTY FROM THE HARMFUL EFFECTS OF EXPOSURE TO EXCESSIVE NOISE.

~~OBJECTIVE 5.2~~ **POLICY TWO**

It is the ~~objective~~ **policy** of Stanislaus County to develop and implement effective measures to abate and avoid excessive noise exposure in the unincorporated areas of the County by requiring that effective noise mitigation measures be incorporated into the design of new noise generating and new noise-sensitive land users.

~~Policy 5.2.1~~

IMPLEMENTATION MEASURES

1. New development of other noise sensitive land uses will not be permitted in noise-impacted areas unless effective mitigation measures are incorporated into the project design to reduce noise levels to the following levels:
 - a. For noise due to sources which are preempted from local control such as traffic on public roadways, railroads and airports, 60 dB L_{dn} (or CNEL) or less in outdoor activity areas and 45 dB L_{dn} (or CNEL) or less within interior living spaces or other noise-sensitive interior spaces. Where it is not possible to reduce exterior noise due to these sources to 60 dB L_{dn} (or CNEL) or less using a practical application of the best available noise-reduction technology, an exterior noise level of up to 65 dB L_{dn} (or CNEL) will be allowed. Under no circumstances will interior noise levels be allowed to exceed 45 dB L_{dn} (or CNEL) with the windows and doors closed.
 - b. For noise due to sources which are not preempted from local control such as local industries or other stationary noise sources, 60 dB L_{dn} or (CNEL) or less within interior living spaces or other noise sensitive interior spaces and the performance standards contained within Table II.

Responsible Departments: Environmental Resources, Planning Department, Building Inspections, Planning Commission, Board of Supervisors

TABLE II

NOISE LEVEL PERFORMANCE STANDARDS

Exterior Noise Level Standards

Category	Cumulative Number of minutes in any one-hour time period	Daytime 7 a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
1	30	50	45
2	15	55	50
3	5	60	55
4	1	65	60
5	0	70	65

Each of the noise level standards specified in Table II shall be reduced by five (5) dBA for pure tone noises, noise consisting primarily of speech or music, or for recurring impulsive noises. The standards in Table II should be applied at a residential or other noise-sensitive land use and not on the property of a noise generating land use.

MAXIMUM ALLOWABLE NOISE EXPOSURE-STATIONARY NOISE SOURCES¹

	Daytime 7: a.m. to 10 p.m.	Nighttime 10 p.m. to 7 a.m.
Hourly L_{eq} , dB	50	45
Maximum level, dB	70	65

Policy 5.2.2

2. New development of industrial, commercial or other noise generating land uses will not be permitted if resulting noise levels will exceed 60 dB L_{dn} (or CNEL) ***in noise-sensitive areas***. Additionally, the development of new noise-generating land uses which are not preempted from local noise regulation will not be permitted if resulting noise levels will exceed the performance standards contained within Table II in areas containing residential or other noise-sensitive land uses.

Responsible Departments: Environmental Resources, Planning Department, Planning Commission, Board of Supervisors

¹As determined at the property line of the receiving land use. When determining the effectiveness of noise mitigation measures, the standards may be applied on the receptor side of noise barriers or other property line noise mitigation measures.

Policy 5.2.3

3. Prior to the approval of a proposed development of noise-sensitive land uses in a noise-impacted area, or the development an industrial, commercial or other noise generating land use in an area containing noise-sensitive land uses, an acoustical analysis shall be required. An exception to this, at the option of the County reviewing agency, will be in the case of a proposed development of residential or other noise-sensitive land uses not subject to the requirements of California Administrative Code Title 24, where the proposed use is to be located adjacent to a traffic noise source, and the existing or future noise exposure is 60-65 dB L_{dn} (or CNEL). In this case, a noise barrier with an effective height of seven (7) feet may be required in lieu of an acoustical analysis provided the project and adjacent roadway are at the same grade and outdoor activity areas (patios, decks, etc.) are located at the first floor level or on the opposite side of the structure from the noise source. Where required, an acoustical analysis shall:
- a. Be the responsibility of the applicant.
 - b. Be prepared by a qualified acoustical consultant experienced in the fields of environmental noise assessment and architectural acoustics.
 - c. Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions.
 - d. Include estimated noise levels in terms of L_{dn} (or CNEL) and the standards of Table II (if applicable) for existing and projected future (10-20 years hence) conditions, with a comparison made to the adopted polices of the Noise Element.
 - e. Include recommendations for appropriate mitigation to achieve compliance with the adopted policies and standards of the Noise Element.
 - f. Include estimates of noise exposure after the prescribed mitigation measures have been implemented. If compliance with the adopted standards and policies of the Noise Element will not be achieved, a rationale for acceptance of the project must be provided.

Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors

Policy 5.2.4

~~Stanislaus County shall develop and implement procedures to ensure that requirements imposed pursuant to the findings of an acoustical analysis are implemented as part of the project permitting process.~~

4. ***Projects which through the CEQA review process require an acoustical analysis shall include a monitoring program to specifically implement the recommended mitigation to noise impacts associated with the project.***

Responsible Departments: Planning Department, Environmental Resources, Planning Commission, Board of Supervisors

Policy 5.2.5

5. Noise level criteria applied to land uses other than noise sensitive uses shall be consistent with the recommendations of the California Office of Noise Control (Figure 3, Page 7).

Responsible Department: *Planning Department, Environmental Resources, Planning Commission, Board of Supervisors*

Policy 5.2.6

6. Stanislaus County shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code concerning the construction of new multiple-occupancy dwellings such as hotels, apartments, and condominiums in areas where the existing or projected future noise environment exceeds 60 dB L_{dn} or CNEL.

Responsible Department: *Building Inspection*

7. *Replacement of noise sensitive land uses located in noise-impacted areas which are destroyed in a disaster shall not be considered in conflict with this element if replacement occurs within one year.*

Responsible Departments: *Building Inspections, Planning Department, Environmental Resources.*

OBJECTIVE 5.3

POLICY THREE

It is the objective of Stanislaus County to protect areas of the County where noise-sensitive land uses are located and where the present noise environment is acceptable.

Policy 5.3.1

IMPLEMENTATION MEASURES

~~Noise exposure information developed during the community noise survey described in this Noise Element may be used as a guideline for the development and adoption of a community noise control ordinance to address noise complaints, and to provide local industry with performance standards for future development and equipment modifications. The ordinance should be consistent with the "Model Community Noise Control Ordinance" prepared by the California Office of Noise Control in 1977 with modifications made to reflect local concerns and conditions.~~

1. *The County shall consider writing a community noise control ordinance based on the noise exposure information included in the research for the Noise Element. The "Model Community Noise Control Ordinance" prepared by the State Office of Noise Control should be considered for a guideline.*

Responsible Departments: *Environmental Resources, Planning Department, Planning Commission, Board of Supervisors*

POLICY 5.3.2

2. New equipment and vehicles purchased by Stanislaus County shall comply with noise level performance standards ~~consistent with the best available noise reduction technology.~~ ***of the industry and be kept in proper working order to reduce noise impacts.***

Responsible Department: County Executive Office

POLICY 5.3.3

3. Stanislaus County shall ***should*** encourage the California Highway Patrol to actively enforce existing sections of the California Vehicle Code relating to adequate vehicle mufflers and modified exhaust systems.

Responsible Department: Board of Supervisors

OBJECTIVE 5.4

POLICY FOUR

It is the objective of Stanislaus County to ensure that the Noise Element is consistent with and does not conflict with other elements of the Stanislaus County General Plan.

POLICY 5.4.1

IMPLEMENTATION MEASURES

1. The findings and policies of the Noise Element shall be incorporated ***by reference*** into the Stanislaus County Zoning Ordinance as appropriate ***by July 30, 1995.***
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY 5.4.2

2. The Land Use and Circulation Elements of the General Plan shall be ***continually*** reviewed to ensure consistency with the findings and policies of the Noise Element as they relate to the prevention of future noise conflicts.

Responsible Department: Planning Department

SAFETY

INTRODUCTION

Stanislaus County is susceptible to nearly every type of safety hazard in existence with the exception of tidal waves and major hazardous waste disposal sites. Information on the various types of safety hazards is provided in Chapter 5 of the "Stanislaus County General Plan - Support Documentation" and summarized herein.

Seismic and Geological Hazard. Several known faults exist within Stanislaus County. They are located in the extreme eastern part of the County and in the Diablo Range west of I-5. These faults could cause ground shaking of an intensity approaching "X" (ten) on the Modified Mercalli Scale which would result in very serious damage to Most structures. The existence of unreinforced masonry buildings could cause severe loss of life and economic dislocation in an earthquake.

The area west of I-5 (Diablo Range) is noted for unstable geologic formations that are susceptible to landslide. A portion of the southern part of this area includes the Ortigalita Fault, part of which is designated as an Alquist-Priolo Special Studies Zone. This prohibits most construction without a geologic study.

One of the hazards associated with seismic activity that has a major potential for destruction and loss of life is dam failure. Entire cities could be under 10 feet of water or more within a few hours of failure.

Flood Hazards. The major flooding in Stanislaus County occurs along the San Joaquin River and isolated stretches of the Tuolumne River. Creeks such as Salado, Sand, and Orestimba also experience flooding. Portions of the Stanislaus River still flood to the extent that there can be crop damage but the Corps of Engineers has purchased flowage easements so that they have the "right" to flood this area.

Fire Hazards. Urban fires are generally man-caused fires that can be mitigated through proper building code requirements, fire flow minimums and Zoning or Subdivision Ordinance requirements. Wildland fires are generally limited to the foothills on either side of the County. Although there is less of a hazard to structures and people, controlling such fires is more difficult because of their inaccessibility.

Hazardous Materials. The use, transportation and disposal of hazardous materials is becoming an issue of increasing concern. State Laws were passed in 1985 that require users of hazardous materials to disclose the type and location of such materials so that emergency response teams can be prepared for potential disasters. Routes are being specified to limit transportation of hazardous material such as nuclear waste.

Other Safety Hazards. Airports located in urban areas or areas with dwellings in the approach or take-off pattern may cause safety problems for both the airplanes and occupants on the ground. Large antennas in the agricultural area may be hazardous to crop dusters if not properly located.

Streets and roads in terms of width, location and level of maintenance are important to safe travel of the public and for emergency vehicle (sheriff, fire, ambulance) access.

Unprotected canals in urban areas and lack of, or insufficient, street lighting are safety problems. Dust and dirt moved as a result of erosion can also cause safety problems as can the uncovered transportation of sand and gravel material.

GOALS, POLICIES AND IMPLEMENTATION MEASURES

Based on the information presented in Chapter 5 of the "Stanislaus County General Plan - Support Documentation" the following goals, policies and implementation measures are that part of the Safety Element which will guide development in Stanislaus County.

GOAL ONE

PREVENT LOSS OF LIFE AND REDUCE PROPERTY DAMAGE AS A RESULT OF NATURAL DISASTERS.

(COMMENT: STANISLAUS COUNTY IS PRONE TO A VARIETY OF NATURAL DISASTERS. WITH SEVERAL RIVERS TRAVERSING THE COUNTY, FLOODING IS A CONCERN. ALTHOUGH THERE ARE NO MAJOR FAULTS IN THE VALLEY PORTION OF STANISLAUS COUNTY, SOME FAULTS DO EXIST IN THE FOOTHILLS ON THE EASTERN AND WESTERN EDGE OF THE COUNTY. EARTHQUAKES COULD OCCUR THAT WOULD CAUSE SEVERE DAMAGE IN PORTIONS OF THE COUNTY.)

POLICY ONE

The County will adopt (and implement as necessary) plans to minimize the impacts of a natural disaster.

IMPLEMENTATION MEASURES

1. The County Office of Emergency Services will continue to work with other jurisdictions to develop evacuation routes to be used in case of a disaster. , ***including dam failure.*** Evacuation routes will serve all of the jurisdictions in the County, therefore plans for evacuation routes must be coordinated with these cities.

Responsible Department: Emergency Services

2. ~~The County will develop and maintain an emergency preparedness plan that will include such things as emergency shelters, assignment of responsibility and lines of communication.~~

The County will follow the policies included in the adopted emergency plan. New development shall not conflict with policies included in that document.

Responsible Department: Emergency Services

3. ~~The County will investigate the formation of one or more flood control districts.~~

The County will make information available to landowners in areas subject to flooding to help them form a flood control district.

Responsible Department: Public Works

4. Development, except that which is consistent with the County General Plan at the time the Patterson Agreement is executed, in the area known as the Sperry Avenue Corridor, shall be required to participate in the solution of the Salado Creek flooding problem.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

5. ***In the event of a major wildfire threatening the towns of Knight's Ferry or LaGrange, the Sheriff, Emergency Services and Fire Safety Departments may mandate and coordinate evacuation of those towns. Evacuation routes are attached to this element as addenda.***

Responsible Departments: Sheriff, Fire Safety, Emergency Services

POLICY TWO

Development should not be allowed in areas that are within the designated floodway. [Comment: The Department of Housing and Urban Development (HUD) has developed floodway maps which identify areas prone to flooding.]

IMPLEMENTATION MEASURES

1. ~~Requests for development (including building permits) shall be reviewed to ensure compliance with Chapter 16.40 of the County Code.~~

Development within the 100 year flood boundary shall meet the requirements of Chapter 16.40 (Flood Damage Protection) of the County Code and within the designated floodway shall obtain Reclamation Board approval.

Responsible Departments: Public Works, Planning Commission, Board of Supervisors

2. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be especially susceptible to flooding. Most discretionary projects require review for compliance with CEQA. As part of this review, potential impacts must be identified and mitigated.

Responsible Departments: Planning Department, Public Works, Planning Commission, Board of Supervisors

POLICY THREE

Development should not be allowed in areas that are particularly susceptible to seismic hazard.

IMPLEMENTATION MEASURES

1. The County shall enforce the Alquist-Priolo Special Studies Zones Act.
Responsible Departments: Building Inspections, Planning, Planning Commission, Board of Supervisors
2. ***Development in areas of geologic hazard shall only be considered for approval where the development includes an acceptable evacuation route.***
Responsible Departments: Sheriff, Fire Safety, Emergency Services, Public Works, Planning Department, Planning Commission, Board of Supervisors
3. ***Development proposals adjacent to reservoirs shall include evaluations of the potential impacts from a seismically induced seiche.***
Responsible Departments: Planning Department, Parks and Recreation, Planning Commission, Board of Supervisors

4. ***The routes of new public roads in areas subject to significant seismic hazard shall be designed to minimize seismic risk.***
Responsible Departments: Public Works, Planning Commission, Board of Supervisors
5. ***Where it is found that right-of-way widths greater than those in the circulation element are necessary to provide added safety in geologically unstable areas, additional width may be required.***
Responsible Departments: Public Works, Planning Department, Planning Commission, Board of Supervisors

POLICY FOUR

Development west of I-5 in areas susceptible to landslides (as identified in this element) shall be permitted only when a geological report is presented with (a) documented evidence that no such potential exists on the site, or (b) identifying the extent of the problem and the mitigation measures necessary to correct the identified problem.

IMPLEMENTATION MEASURE

1. The County shall utilize the California Environmental Quality Act (CEQA) process to ensure that development does not occur that would be especially susceptible to landslide. Most discretionary projects require review for compliance with CEQA. As part of this review, potential impacts must be identified and mitigated or a statement of overriding concerns adopted.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
2. ***Development west of I-5 shall include a geological report unless the Chief Building Official and Planning Director are satisfied that no need for the study is present.***
Responsible Department: Planning Department, Building Inspections
3. ***The routes of new public roads in areas subject to landslides shall be designed to minimize landslide risks.***
Responsible Departments: Public Works, Planning Commission, Board of Supervisors

POLICY FIVE

Stanislaus County shall support efforts to identify and rehabilitate structures that are not earthquake resistant.

IMPLEMENTATION MEASURE

1. The County shall take advantage of programs that would provide funds to identify and rehabilitate structures that do not currently meet building standard minimums for earthquake resistance.

Responsible Department: Building Inspection

GOAL TWO

MINIMIZE THE EFFECTS OF HAZARDOUS CONDITIONS THAT MIGHT CAUSE LOSS OF LIFE AND PROPERTY.

POLICY SIX

All new development shall be designed to reduce safety and health hazards.

IMPLEMENTATION MEASURES

1. Review development proposals and require redesign when necessary to ensure that buildings are designed and sited to minimize crime and assure adequate access for emergency vehicles.

Responsible Departments: Sheriff, Fire Safety

2. Fencing shall be required between canals and new urban development when recommended by an irrigation district.

Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

3. Development standards shall be imposed to provide street lighting, storm drainage, ~~proper sewage disposal~~ setbacks, fire walls.

Responsible Departments: Public Works, Planning Department, Fire Safety, Planning Commission, Board of Supervisors

4. All building permits shall be reviewed to ensure compliance with the Uniform Building Code.

Responsible Departments: Building Inspection

POLICY SEVEN

Adequate fire and sheriff protection shall be provided.

IMPLEMENTATION MEASURES

1. ~~The needs of fire districts, sheriff's department, etc. shall be studied to determine if development fees should be imposed to partially support them.~~

Where fire districts have completed studies evaluating the cumulative impacts of new structures on their district the Board of Supervisors will adopt them and require those fees to be paid prior to the issuance of a building permit.

Responsible Department: Building Inspection, Board of Supervisors

2. ~~The County will work with the Fire Warden's Office and local fire districts to ensure that adequate fire suppression measures are provided in areas without access to a public water system. These measures may include restriction on building materials as well as the provision of adequate access and appropriate facilities for suppressing a fire.~~

All discretionary projects in the County shall be referred to the County Fire Safety Department and to the local fire district for comment. The comments of these agencies will be used to condition or recommend modifications of the project as it relates to fire safety and rescue issues.

Responsible Department: Planning Department, Fire Safety

3. ~~The County Fire Warden's Office will work with the California Division of Forestry and local fire districts to minimize the danger from wildfires.~~
The County Fire Safety Department shall work with the California Department of Forestry and Fire Protection and with local fire districts to minimize the danger from wildfire.

Responsible Department: Fire Safety

4. ***Discretionary projects outside of fire districts shall only be considered for approval when they are found to include adequate fire protection.***

Responsible Departments: Fire Safety, Planning Department, Planning Commission, Board of Supervisors

5. ***Development, other than agricultural, shall include adequate water flow as shown in Appmdix V-III.***

Responsible Departments: Fire Safety, Planning Department, Planning Commission, Board of Supervisors

6. ***All discretionary projects shall be referred to the Sheriff's Department for comment. Comments from the Sheriff will be used to either condition or modify the project.***

Responsible Departments: Sheriff, Planning Department, Planning Commission, Board of Supervisors

7. ***All discretionary projects within hospital districts shall be referred to those districts for comment.***
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
8. ***All building permits and discretionary projects within the State Responsibility Areas, as identified by the California Department of Forestry and Fire Protection, shall meet the minimum development standards included in Article 1-5, Subchapter 2 SRA Fire Safe Regulations, Chapter 7 - Fire Protection, Division 1.5 - Department of Forestry, Title 14 - Natural Resources, or more stringent specific standards as may be adopted by the Board of Supervisors for this county.***
Responsible Departments: Building Inspection, Public Works, Planning Department, Fire Safety, Planning Commission, Board of Supervisors
9. ***All discretionary projects shall be referred to the Regional Emergency Medical Services Office for comments related to ambulance service.***
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY EIGHT

Roads shall be maintained for the safety of travelers.

IMPLEMENTATION MEASURE

1. ~~New development shall be required to provide street lighting, storm drainage, proper sewage disposal, setbacks, fire walls, etc.~~
New urban development shall provide street lighting, storm drainage, setbacks, fire walls, and other safety features as the specific case may require.
Responsible Departments: Public Works, Fire Safety, Planning Commission, Board of Supervisors
2. ~~The County shall adopt a CIP for maintenance and improvement of roads. The CIP shall take into consideration roads subject to flooding, site distance problems, etc.~~
New development shall conform to the standards in the County Specifications and Improvement Standards for maintenance and improvement of roads.
Responsible Departments: Public Works, Planning Commission, Board of Supervisors
3. ~~The County will consider adoption of an ordinance stating that all vehicles carrying sand, gravel or other materials (including hazardous materials) which can blow or fall off the vehicle shall be required to cover the load as required by California Vehicle Code 23115.~~
The Sheriff's Department shall enforce California Vehicle Code Section 23114 related to material falling from overloaded trucks carrying sand, gravel and other materials.
Responsible Department: Sheriff

4. ***Private access roads in the State Responsibility Area, as designated by the California Department of Forestry and Fire Protection, shall be designed to meet State mandated standards for such roads.***
Responsible Departments: Fire Safety, Planning Department, Planning Commission, Board of Supervisors
5. ***Private access roads in agricultural parcel maps should not include "dead ends" longer than one mile.***
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY NINE

The County shall support the formation of improvement districts (including flood control districts) to eliminate safety hazards.

IMPLEMENTATION MEASURES

1. Fire Districts, Sheriff's Department, etc. should be encouraged to request that the Board of Supervisors impose development fees to help support their services. Such requests shall be accompanied by supporting documentation.
Responsible Departments: Fire Safety, Sheriff, County Executive Office, Board of Supervisors
2. The County will work with the Fire Wardens Office ***Safety Department, the State Department of Forestry and Fire Protection*** and local fire districts to ensure that adequate fire suppression measures are provided in areas without access to a public water system. These measures may include restrictions on building materials as well as the provision of adequate access and appropriate facilities for suppressing a fire.
Responsible Departments: Fire Safety, Building Inspections, Board of Supervisors

POLICY TEN

The County shall limit the siting of air strips.

IMPLEMENTATION MEASURE

1. The County policy regarding the siting of air strips shall be enforced. (See Appendix V-1, page ?)
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors

POLICY ELEVEN

Restrict large communications antennas within the agricultural area with respect to maximum height, markings (lights) and location to provide maximum safety levels.

IMPLEMENTATION MEASURES

1. An amendment to the A-2 (General Agriculture) zoning districts will be processed *by June 30, 1994*, to require that, before communication towers are approved, a finding must be made that measures have been taken to minimize the effect of the tower on crop dusting activities.
Responsible Departments: Planning Department, Planning Commission, Board of Supervisors
2. *Use permit applications for communication towers in the A-2 (General Agriculture) zone district shall be referred to the crop dusting companies which typically service the area of the proposed tower for comment and notice.*
Responsible Department: Planning Department

POLICY TWELVE

The Airport Land Use Commission Plan *and County Airport Regulations (Chapter 17 of County Codes)* shall be *updated as necessary*, maintained and enforced.

IMPLEMENTATION MEASURE

1. Development within areas protected by the Airport Land Use Commission Plan shall only be approved if they meet the requirements of the Plan.
Responsible Departments: Planning, Airport Land Use Commission, Planning Commission, Board of Supervisors
2. *The Airport Land Use Plan shall be updated when funds are budgeted to conform to amended State laws.*
Responsible Departments: Planning Department, Airport Land Use Planning Commission
3. *All amendments to a General Plan Land Use Designation, zone district, or zoning ordinance affecting land within the Airport Land Use Plan boundary shall be referred to the Airport Land Use Planning Commission for comment. Where that commission recommends denial, the Board of Supervisors may only overrule that recommendation by a two-thirds majority vote.*
Responsible Departments: Planning Department, Airport Land Use Commission, Board of Supervisors

4. *The height and exterior materials of new structures in the Airport Zone of the Modesto, Oakdale, Patterson or Turlock Airports as defined in the Stanislaus County Airport Regulations, shall be reviewed to determine whether they conform to those regulations.*

Responsible Departments: Planning Department, Board of Supervisors

POLICY THIRTEEN

The Department of Environmental Resources shall continue to coordinate efforts to identify locations of hazardous materials and prepare and implement plans for management of hazardous spills as required.

IMPLEMENTATION MEASURE

1. The County will continue to provide planning efforts to locate and minimize the effects of hazardous materials through the County's adopted emergency plan.
Responsible Department: Environmental Resources
2. *The County has prepared a Hazardous Waste Management Plan which is the guideline for managing hazardous waste in this County. That Plan, its goals, objectives, conclusions, recommendations and implementations, are hereby incorporated as a part of the Safety Element along with any modifications which may result from State review of that plan.*
Responsible Departments: Board of Supervisors, Environmental Resources
3. *The Area Plan for Emergency Response to Hazardous Substance Release, required by the California Health and Safety Code, will be incorporated as part of the Safety Element when that plan is adopted.*
Responsible Departments: Environmental Resources, Fire Safety, Sheriff, Emergency Services

POLICY FOURTEEN

The County will continue to enforce the ~~Uniform Code and Uniform Housing Code.~~ ***State mandated structural Health and Safety Codes, including but not limited to the Uniform Building Code, The Uniform Housing Code, the Uniform Fire Code, the Uniform Plumbing Code, the National Electric Code and Title 24.***

(Comment: The Uniform Building Code includes provisions for safe construction under the most current standards. The Uniform Housing Code provides for upgrading of existing dwellings to eliminate health and safety problems without requiring upgrading of non-hazardous conditions.)

IMPLEMENTATION MEASURES

1. All building permits shall be reviewed to ensure compliance with the Uniform Building Code.

Responsible Department: Building Inspections

2. All complaints of substandard dwellings shall be acted upon to ensure compliance with the Uniform Housing Code.

Responsible Departments: Building Inspections, Environmental Resources

3. ***The Uniform Fire Code shall be followed in inspections and maintenance of structures regulated under that code.***

Responsible Department: Fire Safety

POLICY FIFTEEN

The County will support the Department of Housing and Urban Development's (HUD) Flood Insurance Program so that residents who qualify may purchase such protection.

(Comment: If Stanislaus County adopts a flood hazard reduction ordinance that meets HUD standards, property owners whose property is located within certain areas identified by HUD as flood hazard areas may purchase insurance against flood damage. Chapter 16.40 of the Stanislaus County Code meets the HUD standards.)

IMPLEMENTATION MEASURE

1. Stanislaus County will maintain and enforce Chapter 16.40 (Flood Damage Protection) of the County Code to meet HUD standards.

Responsible Departments: Public Works, Board of Supervisors

APPENDIX VI
AIRPORT STANDARDS

APPENDIX V-II

EVACUATION ROUTES
APPENDIX V-III

FIRE FLOW STANDARDS

Table 4-2

Fire flow shall be determined in accordance with the fire protection agency of the area and the design engineer shall check with the involved agency prior to design.

Existing Water Systems

~~In no case, where~~ an established water system is present, which maybe extended, and where the system is not substandard to these regulations, the fire flow shall not be less than:

- | | | |
|----|--|-----------|
| 1. | Lot density of three or more single-family residential units per acre. | 1,000 gpm |
| 2. | Duplex residential units, neighborhood business of one story. | 1,500 gpm |
| 3. | Multiple residential, one and two stories; light commercial or light industrial. | 2,000 gpm |
| 4. | Multiple residential, three stories or higher; heavy commercial or heavy industrial. | 2,500 gpm |

Exception: With the installation of an approved, supervised, automatic sprinkler system in accordance with the National Fire Protection Association Pamphlet #13, throughout the building, a 50% reduction may be granted. In no case shall there be less than 500 gpm provided on site.

No Existing Water System

Where there is no established water system, in the rural areas of Stanislaus County, the following guidelines shall apply: The installation of reservoirs, pressure tanks, elevator tanks, or other fixed systems capable of supplying the required fire flow and/or static source shall be in accordance with the National Fire Protection Association Pamphlet #1231, "Water Supplies for Rural and Suburban Fire Fighting."

Source: Stanislaus County Fire Warden's Office

GLOSSARY

Aquifer -

Any underground formation that stores, transmits, and yields water to wells and springs.

City Limits -

The incorporated extent of a municipality indicated by a definite boundary.

Conservation

The management of natural resources to prevent waste, destruction, or neglect.

Diminished agricultural importance -

Land for which the agricultural productivity has been negatively affected by factors such as size, shape, location, water availability, storic index and other relevant criteria.

Endemic plants -

Plants that are restricted to a particular locality or habitat.

Erosion -

The process by which soil and rock are detached and moved by running water, wind and gravity.

Fault -

A fracture in the earth's crust forming a boundary between rock masses that have shifted.

Fault, active -

A fault that has moved recently and which is likely to move again. For planning purposes, "active fault" is usually defined as one that shows movement within the last 11,000 years and can be expected to move within the next 100 years.

Fault, inactive -

A fault which shows no evidence of movement in recent geologic time and not potential for movement in the relatively near future.

Fault, potentially active -

(1) A fault that last moved within the Quaternary Period before the Holocene Epoch (the last 2,000,000 to 11,000 years);

(2) A fault which, because it is judged to be capable of ground rupture or shaking, poses an unacceptable risk for a proposed structure.

Fauna -

Animals or animal life characteristic of a particular locality.

Flood Plain -

A lowland or relatively flat area adjoining inland or coastal waters that is subject to a one-percent or greater chance of flooding in any given year (i.e. 100 year flood).

Flora -

The plant life of an area or habitat; the plants or plant life characteristic of or adaptive to a particular area.

Habitat -

The natural environment of a plant or animal.

Hazardous materials -

An injurious substance, including pesticides, herbicides, toxic chemicals, liquified natural gas, explosives, volatile chemicals, and nuclear fuels.

Historic resources -

Includes, but is not limited to any object, building, structure, site, area or place which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military or cultural annals of California. (Public Resources Code Section 5020.1)

Infrastructure -

The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.

Minerals -

Inorganic substances such as gold, iron, and nickel, and compounds formed from such organic substances as natural gas, petroleum, coal, and peat.

Natural community -

All contiguous habitat as defined by physical and biological features.

Natural resource -

Those forms of wealth supplied by nature, such as minerals, water, plants, animals, soils, forests, etc.

Non-renewable natural resources -

Inanimate resources that do not increase significantly with time and whose use diminishes the total stock (e.g. minerals and fossil fuels).

Open-space land -

Any parcel or area of land or water which is essentially unimproved and devoted to an open-space use which include: preservation of natural resources (plant and animal life and habitats; agricultural land, forests, and rangeland; groundwater basins; water bodies; and recreational areas) and areas susceptible to hazards including fire, flooding, earthquakes, landslides and poor quality water. (Defined by Government Code Section 65560)

Prime agricultural land -

- (1) All land which qualifies for rating as Class I or Class II in the Soil Conservation Service Land Use capability classifications;
 - (2) land which qualifies for rating 80 through 100 in the Storie Index Rating;
 - (3) land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U. S. Department of Agriculture;
 - (4) land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a non-bearing period of less than 5 years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than \$200 per acre; and
 - (5) land which has returned from the production of unprocessed agricultural plan products an annual gross value of not less than \$200 per acre for three of the previous 5 years.
- (Government Code Section 51201c)

Recreational trails -

Public areas that include pedestrian trails, bikeways, equestrian trails, boating routes and areas suitable for use by physically handicapped people, trails and areas for off-highway recreational vehicles and cross-country hiking trails.

Redevelopment -

The renovation, revival, or rebuilding of a blighted urban area as authorized under Section 33000 et. seq. of the California Health and Safety Code.

Renewable natural resources -

Resources that can be replaced by natural ecological cycles or sound management practices (e.g. forests and plants).

Riparian habitat -

The land and plants bordering a watercourse or lake.

Seiche -

An earthquake-induced wave in a lake, reservoir, or harbor.

Sphere of Influence -

A plan for the probable ultimate physical boundaries and service area of a local agency. (Government Code Section 55425)

Storie Index -

A numerical system (0-100) rating the degree to which a particular soil can grow plants or produce crops, based on four factors, including soil profile, surface texture, slope and soil limitations.

Subsidence -

The gradual, local settling or sinking of the earth's surface with little or not horizontal motion. (Subsidence is usually the result of gas, oil, or water extraction, hydrocompaction, or peat oxidation, and not the result of a landslide or slope failure.

Surface rupture -

A break in the ground's surface and associated deformation resulting from the movement of a fault.

Unincorporated Community -

A recognized center of population not governed from within.

Urban Transition -

Certain undeveloped land located within the sphere of influence of a city or town.

Vernal pool -

An intermittent body of water formed when rainfall cannot seep into the soil. The pool can last from several days to several months.

Watershed -

The total area above a given point on a watercourse that contributes water to its flow; the entire region drained by a waterway or which drains into a lake or reservoir.

Wildland—

~~A non urban, natural area which contains uncultivated land, timber, range, watershed, brush or grasslands.~~

Williamson Act (The California Land Conservation Act of 1965) -

A tax relief measure for owners of farmland. A ten year minimum contract guaranteeing that the land will remain in agriculture.

SEE
EMPIRE

AT. & S.F. RR.

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FRAZINE

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GOOD

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LAKEWOOD

